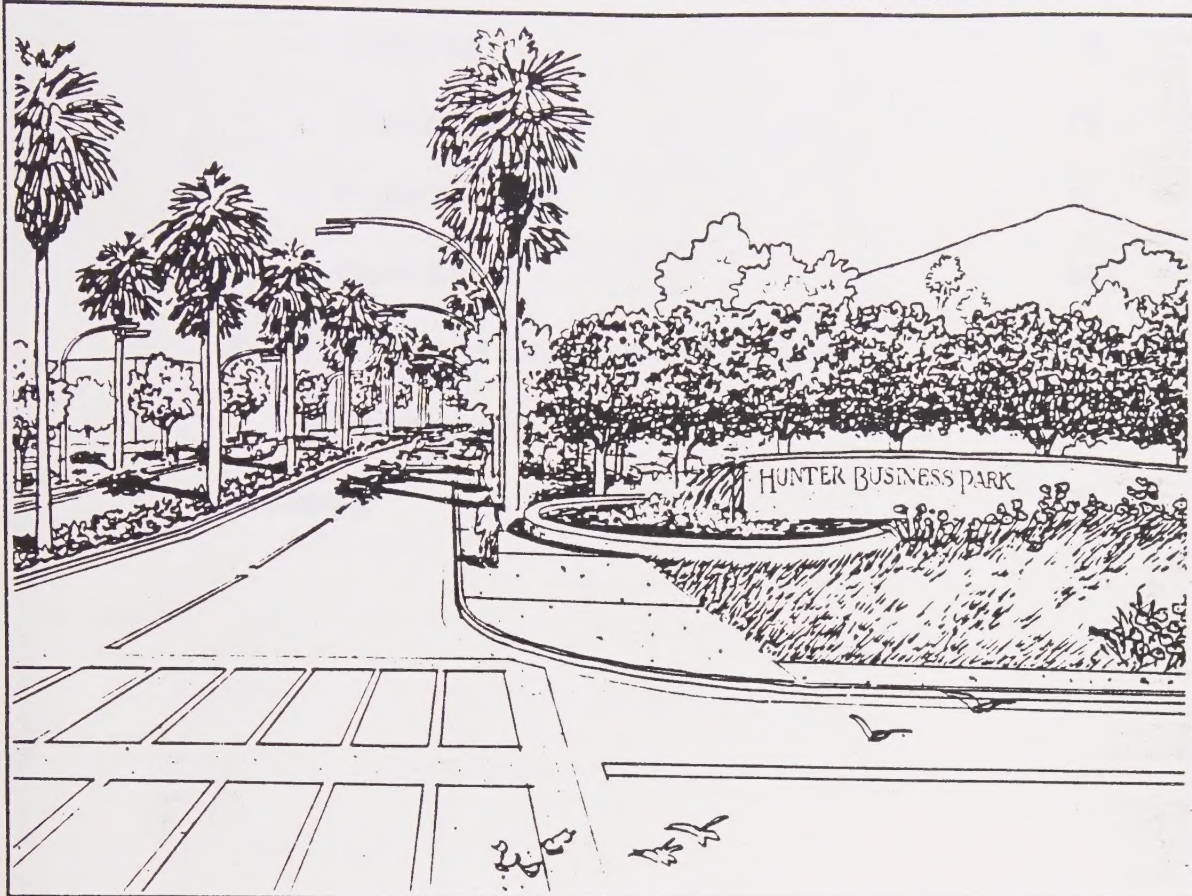


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PUBLIC HEARING DRAFT



HUNTER BUSINESS PARK
SPECIFIC PLAN
CITY OF RIVERSIDE, CALIFORNIA

October 1987

Prepared by
The Arroyo Group
CG Engineering

MAR. 15 1988

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INTRODUCTION

Purpose and Intent

The Hunter Business Park Specific Plan describes a Planned Industrial Park consisting of approximately 1,200 acres of industrial and related uses, northeast of downtown Riverside. It addresses planning goals which are relevant to property owners, future tenants, developers and the City of Riverside, defines the development framework for the Specific Plan area, and establishes the design guidelines, development criteria and implementation measures necessary to implement the Hunter Business Park Specific Plan.

Location and Boundaries

Hunter Business Park is located northeast of downtown Riverside as shown in Exhibit 1: Regional Location. The Specific Plan area is generally bounded by the Riverside Freeway (91/215) to the west, the Escondido Freeway (State Route 60/Interstate 215) and Spruce Street to the south, Box Springs Mountain Regional Park to the east and the Riverside County Boundary (Highgrove area) to the north as shown in Exhibit 2: City Location. The project area is connected by the adjacent freeway network which links the local population centers of San Bernardino, Riverside and Ontario, and provides regional access to Los Angeles and Orange Counties as well as markets outside Southern California.

Issues, Problems and Opportunities

The City initiated the formation of an advisory committee for Hunter Park to identify local issues, constraints, opportunities, and development potential and to review alternative land use scenarios. This committee consists of property owners, area businessmen, City Staff and others with a long standing interest in the Hunter Business Park area. Several workshops between the Advisory Committee, the consultants and the City Staff were held to ensure the development of a high-quality industrial district plan. The following provides a general overview of the issues, problems, and opportunities which were discussed and reviewed at the various workshops and resulted in the development of the goals and objectives and eventually the preferred development plan.

Land Use/Zoning - The Hunter Business Park area consists of a range of land uses of varying quality and size. Potentially, the large amount of vacant/underutilized land in the area could be used for a wide variety of new uses. It is critical to establish a range of desirable new uses to insure high quality development in the area.

Circulation - The Specific Plan area suffers from poor freeway access and poor road quality especially at the railroad crossings. Traffic to

INTRODUCTION

The purpose of this study is to investigate the relationship between the use of social media and the level of social capital in a community. The study is based on the theory of social capital, which suggests that social capital is a form of capital that is created through the relationships between individuals in a community. The study is based on the theory of social capital, which suggests that social capital is a form of capital that is created through the relationships between individuals in a community.

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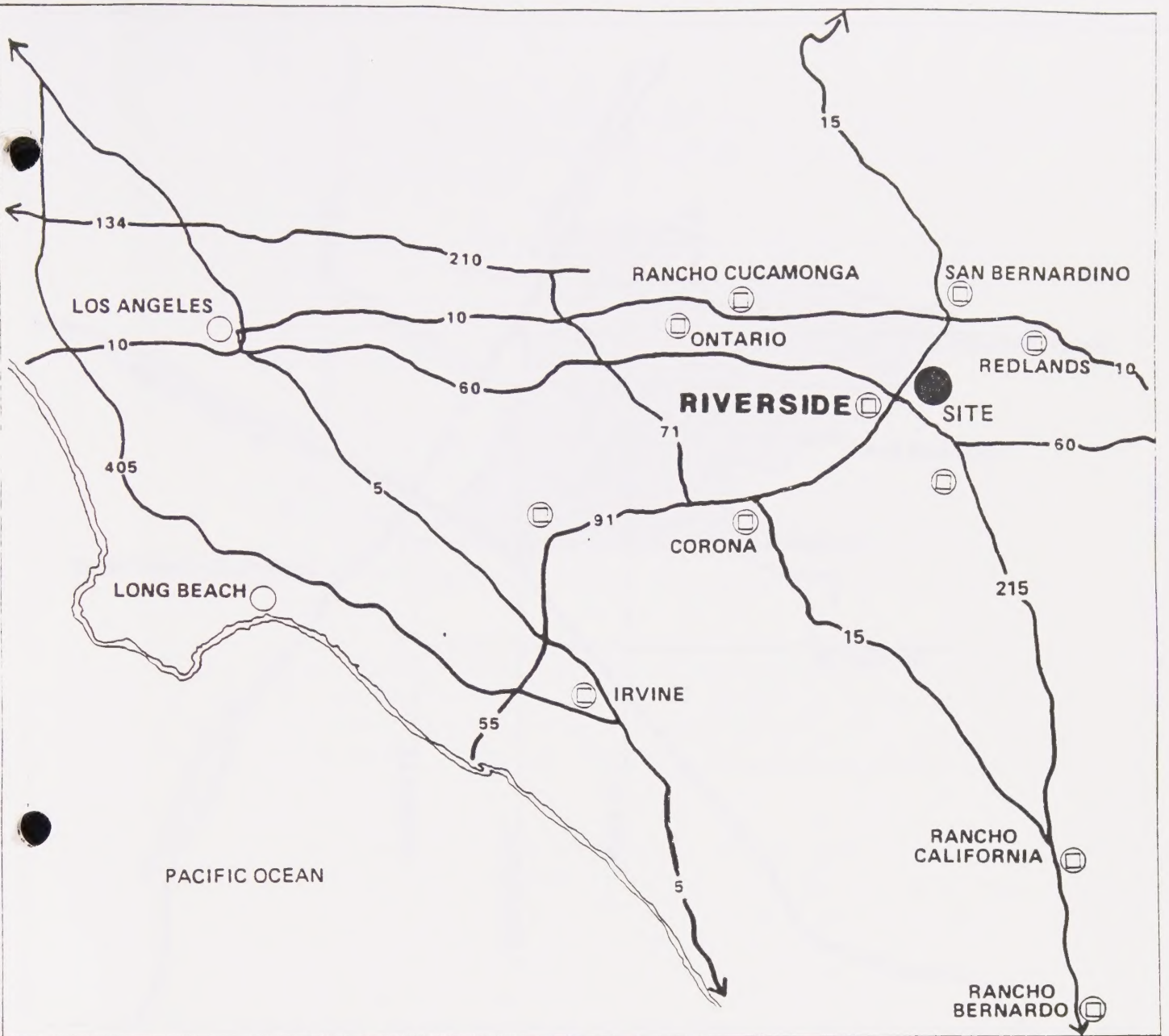


Exhibit 1: Regional Location

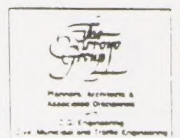
- ◻ REGIONAL COMPETITION AREAS
- HUNTER BUSINESS PARK



**HUNTER BUSINESS PARK
SPECIFIC PLAN
CITY OF RIVERSIDE , CALIFORNIA**



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ST. LOUIS
ST. CHARLES
ST. JOSEPH
ST. PETERS
ST. CLAIR

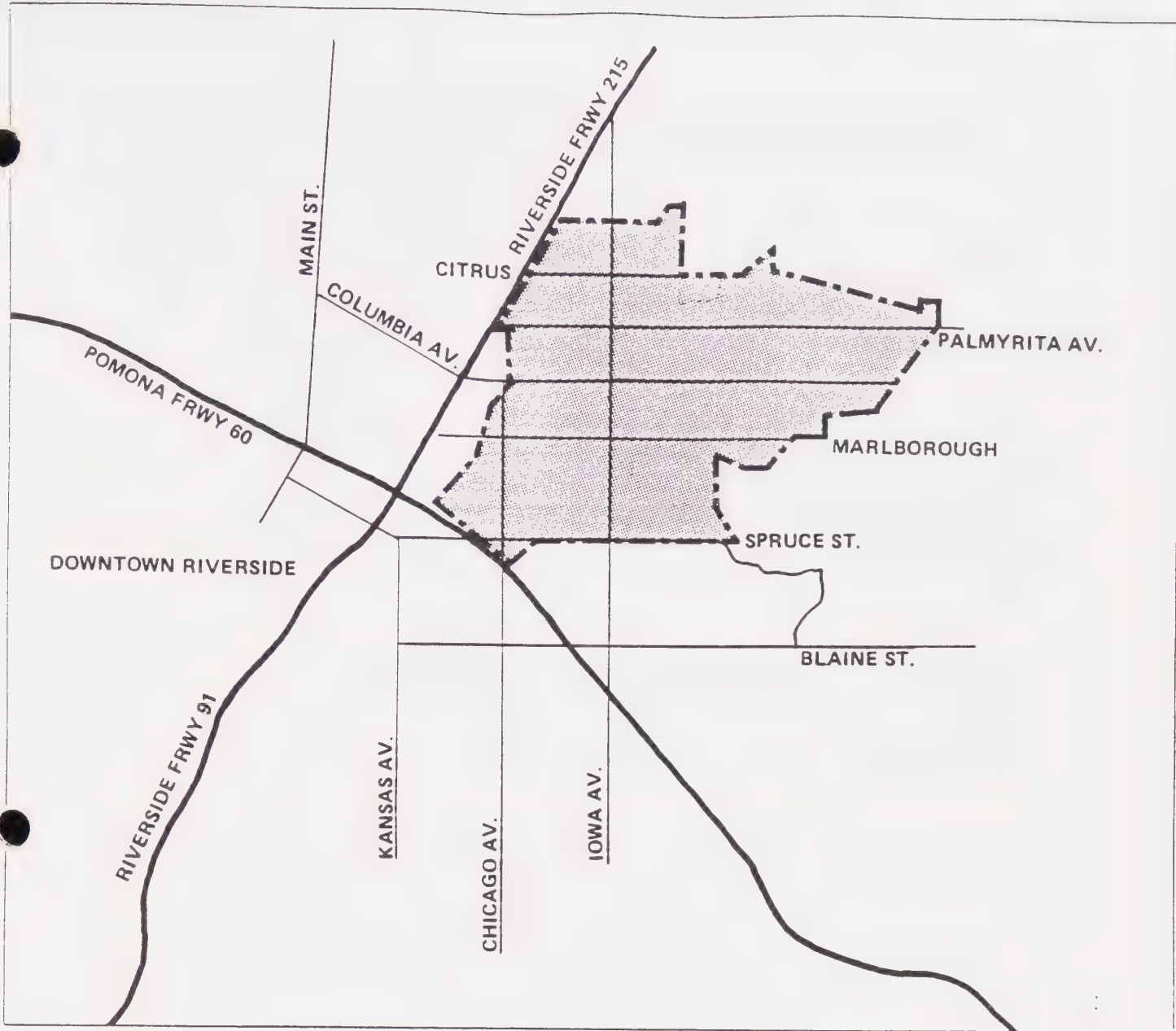
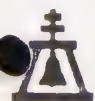


Exhibit 2: City Location



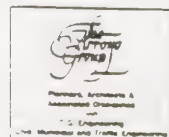
HUNTER BUSINESS PARK



**HUNTER BUSINESS PARK
SPECIFIC PLAN**
CITY OF RIVERSIDE , CALIFORNIA



0 $\frac{1}{2}$ 1 MILE



the County operated sanitary land fill, east of the project area, is also a problem in the area. Visibility into much of the area from the freeway is very good.

Infrastructure - Infrastructure in the area (utilities, streets, lighting) is lacking in certain areas and in other areas is unattractive (e.g. overhead power lines). With appropriate guidelines and implementation measures, many of these infrastructure problems can be remedied.

Urban Design - The Specific Plan area lacks a cohesive image and area identity. The appearance of most of the area, the lack of signage and landscaping, and the trash in the area, contribute somewhat to a negative image. The development of a theme for the area and the subsequent programs necessary to implement the various elements of this theme will help establish a strong image for Hunter Business Park.

Implementation/Marketing - The Hunter Business Park Specific Plan Area is currently poorly developed as well as underdeveloped. The opportunity exists to actively market the area as well as to establish a series of implementation measures to draw quality projects into the area.

Goals and Objectives

The following goals and objectives are the recommendations of the Hunter Business Park Citizen's Advisory Committee. Because of this group's collective understanding of the area, these goals and objectives are those which best reflect the future of the Hunter Business Park area and its relationship to the City. Collectively, these goals and objectives constitute policy guidelines for the Specific Plan.

1. To develop a major **employment center** for the City of Riverside.
2. To create a **high quality industrial park environment** which will stimulate investments by the private sector.
3. To improve **automobile and pedestrian** access while **maintaining rail** access and to improve visual recognition of the Business Park area from the adjacent freeway network.
4. To **enhance** on Hunter Business Park's **unique features**, including Hunter Park, Box Springs Mountain Regional Park and city vistas.

5. To establish appropriate **implementation programs** to provide necessary **infrastructure improvements**.
6. To establish **unique and practical planning concepts** which will enhance Hunter Business Park's competitive position in the region.

Contents

The Specific Plan for Hunter Business Park has been organized to provide a framework which will insure coordinated, efficient and high quality industrial development.

The Specific Plan is organized into the following sections:

Chapter 1 - Industrial Area Development Framework, establishes the basic structure of the Specific Plan-the goals and objectives, the proposed development framework, and the existing and proposed land use, circulation, public service and open space concepts for the project.

Chapter 2 - Development Standards and Guidelines, presents design and development criteria which will be specifically required in addition to Title 19 of the Riverside Municipal Code for the Hunter Business Park Specific Plan Area.

Chapter 3 - Implementation, describes the regulatory procedures and sources of financing as the means of implementing the Specific Plan.

The Hunter Business Park Specific Plan provides for a logical distribution of industrial and related support uses within the project area thus promoting creative and imaginative design solutions within a flexible development framework. The Specific Plan, once adopted, will establish the overall development patterns in Hunter Business Park.

Authority and Scope

The adoption of this Specific Plan by the City of Riverside is authorized by Section 65450 et. seq. of the California Government Code. The Government Code authorizes cities or counties to prepare, adopt and administer Specific Plans for portions of their jurisdictions, as a means of implementing the General Plan.

Application

The Hunter Business Park Specific Plan applies only to that property within the City of Riverside and shown as "Hunter Business Park." The boundary of the approximately 1,200-acre site is shown on Exhibit 2: City Location.

Specific
Plan
Adoption

The process for the adoption of a Specific Plan requires a public hearing by the Planning Commission. Based upon a recommendation by the Planning Commission, the City Council may then adopt the Specific Plan by ordinance or resolution. The adoption by resolution is common when no existing zoning ordinance or other code is amended. Once the Specific Plan is adopted, the City Council is required (by the Subdivision Map Act) to deny approval of any tentative or final subdivision which is inconsistent with the Specific Plan {Government Code, Section 66474 (b)}.

1. Hunter Business Park Plan

Proposed Development Framework

The proposed Hunter Business Park Specific Plan is consistent with the content and structure of the Riverside General Plan, but provides a more specific level of detail for implementation. The goals and objectives stated in the General Plan are statements which define the City's aspirations and intentions. In addition to the General Plan's goals and objectives, more specific goals and objectives were established for Hunter Business Park. These are stated in the Introduction.

The Hunter Business Park will accommodate a variety of industrial and industrial support uses and other related and compatible uses. Commercial uses may be permitted where compatible with industrial uses and with the overall goals of the Specific Plan.

The Specific Plan recognizes those factors which will influence and support public and private investment decisions including:

- o Full public services to the site.
- o Good vehicular access to development sites and to a regional network of arterials and, where appropriate, rail access.
- o Attractive, coordinated streetscapes.
- o Pleasant surroundings and assurance that future development will be compatible.
- o Sufficient flexibility for future, unanticipated market changes.
- o Availability of public and private facilities in support of industrial development, including services to both management and employees.

The Specific Plan places emphasis on bringing improved industrial sites into the market place and providing for a reserve of prime industrial land potential. The plan accentuates the availability of developable land within the city by the opening of inaccessible land with new roads. The extension of Columbia Avenue to create an east-west loop road which connects both freeway interchanges is important in achieving the overall goals and objectives of the project.

The development program for the Specific Plan area is depicted and regulated through a series of plans presented in this report. The

following sections present the existing conditions and proposed plans for land use, circulation, public services, and open space within the project area. The Land Use and Circulation Plans establish standards and requirements which individual development projects within the Specific Plan area must meet. The plans for Public Services and Open Space describe programs for coordinated public-private development.

Land Use

The following section discusses the existing and proposed land uses within and surrounding the Hunter Business Park area.

Existing Land Use

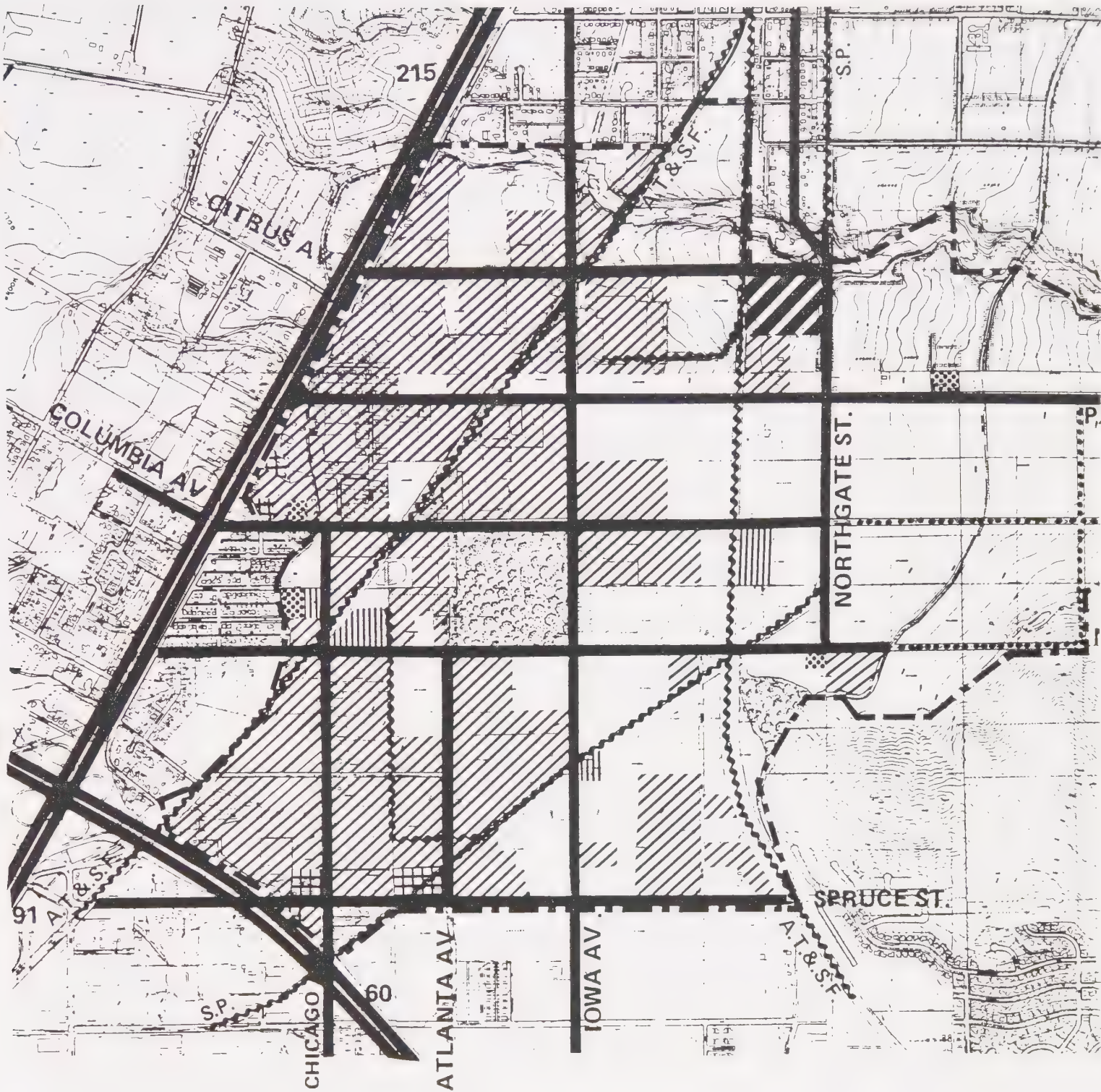
Existing uses within the project area, illustrated in Exhibit 3: Existing Land Use, are scattered and lack continuity. The majority of developed land is located between the Riverside Freeway (I-215), the Escondido Freeway (S.R.60/I-215) and Iowa Avenue. Access and the lack of public services have been the principal obstacles to development in this area. The remainder of the project area, east of Iowa Avenue, is composed of several large parcel industrial users, scattered smaller industrial users, orchards, and vacant land.

To better define the project area and the existing land uses, the Hunter Business Park Specific Plan Area was divided into four existing land use areas as illustrated in Exhibit 4: Existing Land Use Areas. These areas were determined based upon common existing land use character and barriers and/or edges such as roads and railroad lines. These areas, which are described below, characterize the existing environment.

Area 1

Area 1 is located south of Columbia Avenue and west of Iowa Avenue. This area has limited freeway exposure to both west and east-bound traffic with access to east-bound traffic at Spruce Street. Existing land uses in this area include limited commercial, located at Spruce Street and Chicago Avenue at the Interstate 215 Freeway. In addition, scattered residential farm houses remain from when the area was used predominately for agriculture, and orange groves. Also in this area is the Riverside Public Utilities Department's Hunter Substation, located on Chicago Avenue.

The balance of land in this area is industrial (e.g. incubator industry, assembly, office) with some scattered vacant/undeveloped parcels.



HUNTER BUSINESS PARK SPECIFIC PLAN CITY OF RIVERSIDE , CALIFORNIA

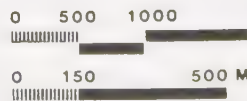
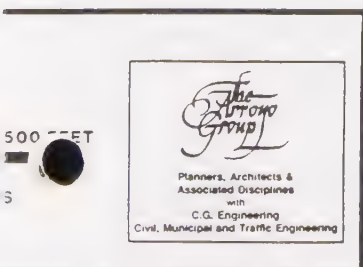
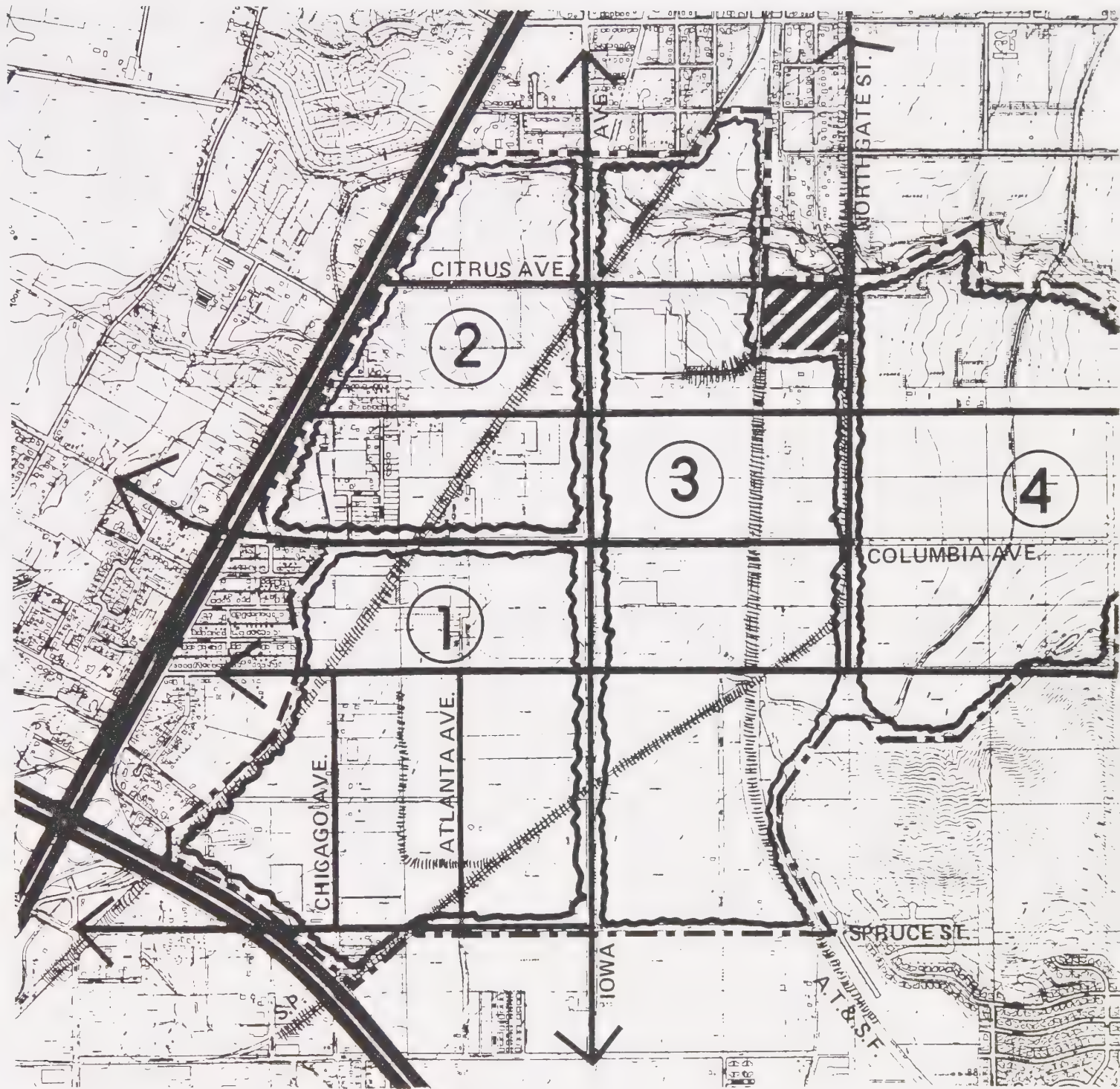


EXHIBIT 3: EXISTING LAND USE



	RESIDENTIAL
	COMMERCIAL
	INDUSTRIAL
	QUASI PUBLIC/PUBLIC
	PARK/OPEN SPACE
	VACANT LAND/ ORCHARDS
	EXISTING STREET
	RAILROAD RIGHT-OF-WAY
	DIRT ROAD
	OUT PARCEL
	PROJECT AREA BOUNDARY





**HUNTER BUSINESS PARK
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CITY OF RIVERSIDE , CALIFORNIA**



NORTH



1 ACRE

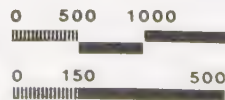


EXHIBIT 4: EXISTING LAND USE AREAS



- ① NEWER DEVELOPMENT
- ② OLDER DEVELOPMENT
- ③ URBAN/INDUSTRIAL EDGE
- ④ ORCHARDS/VACANT FIELDS
- MAJOR EXISTING ROAD ALIGNMENT
- FREEWAY
- RAILROAD RIGHT-OF-WAY
- SUBAREA BOUNDARY
- OUT PARCEL
- PROJECT AREA BOUNDARY



Because development in this area is fairly new and in good condition, this area presents the best current image of Hunter Business Park.

Hunter Park, a City community park located on Iowa Avenue, provides an outstanding opportunity to create a visual and activity focus for the Industrial Park while serving the broader recreation needs (e.g. hobbyist) of the City.

The Atchison, Topeka and Santa Fe main line, and the Southern Pacific spur line railroad tracks bisect the area.

Area 2

Area 2, located north of Columbia Avenue and west of Iowa Avenue, is an older portion of the project area. The western edge of the area is adjacent to the Riverside Freeway (I-215) and has limited freeway visibility as a result of right-of-way landscaping and an older residential area built on small lots. There are several scattered vacant/undeveloped parcels in the area. The balance of the area is a variety of disaggregate uses (e.g. industrial-manufacturing, wholesale operators, commercial-office, and truck sales) which lack architectural or functional relationships to the surrounding parcels. The Atchison, Topeka and Santa Fe railroad bisects the area.

This area, because of its generally poor and run down condition, may qualify for redevelopment. A blight study is recommended for this area.

Area 3

Area 3 is located between Iowa Avenue and the Southern Pacific railroad spur line adjacent to Northgate Street. Existing land uses are primarily industrial (e.g. manufacturing, distribution, assembling, and warehouses) located along Iowa Avenue. Several companies on large parcels are also located in this area. These include the Lily Tulip Company, Bourns, Inc. and UARCO, Inc. A major portion of the balance of the area is vacant/undeveloped parcels. Several parcels are currently under agricultural production as orchards. The area is bisected by the Atchison, Topeka and Santa Fe spur tracks which connect with their main line, just north of the area.

Area 4

Area 4, located east of Northgate Street, is mostly undeveloped. This area, with the exception of the orchards, is primarily vacant, undeveloped land lacking major utility and circulation improvements.

Surrounding Uses

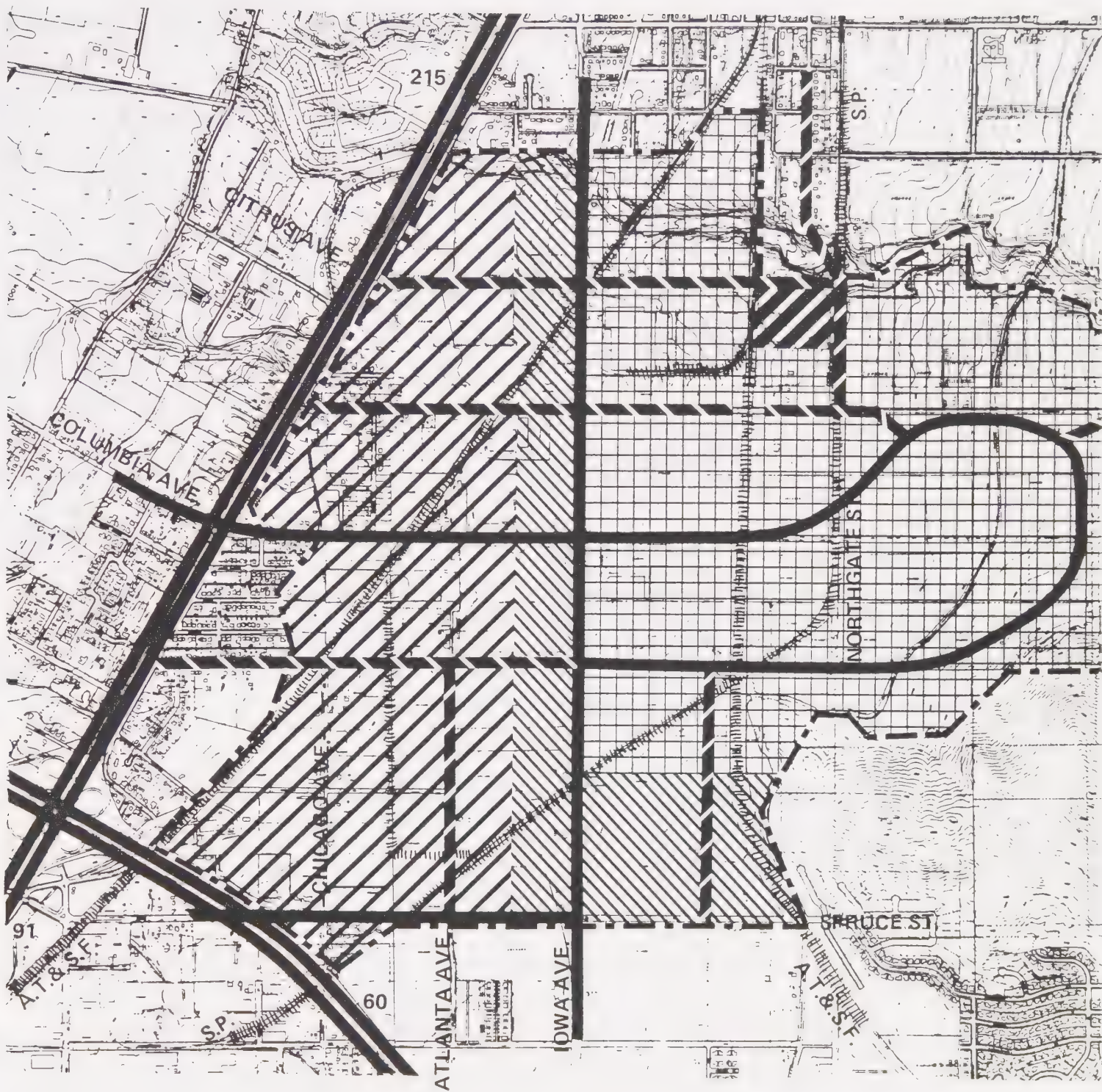
Areas immediately west of the project area are largely developed. A number of residential areas surround the project area including the unincorporated community of Highgrove to the north and the Riverside areas of Eastside and Canyon Crest to the south. The residential uses in these areas range from medium-high/high density attached dwellings to medium-low density detached dwellings. Located directly west of the Hunter Business Park, across the Riverside Freeway (Interstate 215), are medium-low density residential uses. The range of residential uses available near the project area provides housing opportunities for an excellent local employment base.

Proposed Land Use

The existing Land Use Areas, discussed above, provide a generalized view of the present character of the area. These existing areas do not exhibit the pattern of uses or character of development which are appropriate for the future image of Hunter Business Park. Therefore, three new Land Use Districts have been established to provide a broad range of industrial development opportunities, with common uses and guidelines, for each area. The establishment of these districts is based upon consideration of existing uses, circulation, citizen advisory committee goals and objectives, and the existing ownership/parcelization patterns. The Land Use Districts, in conjunction with the proposed Circulation and Open Space systems (Exhibits 6 and 14) are the heart of the plan for Hunter Business Park.

The Proposed Land Use Districts are illustrated in Exhibit 5. Within these districts, various uses will be permitted or prohibited based upon the existing zoning. The uses which will occur in these districts build upon the framework of existing and proposed uses and networks to create a distinct development character for each district.

The following section presents the general development character of each district. The Development Standards and Design Guidelines presented in Chapter 2 clearly establish the zoning tools and design mechanisms for achieving each district's distinct character.

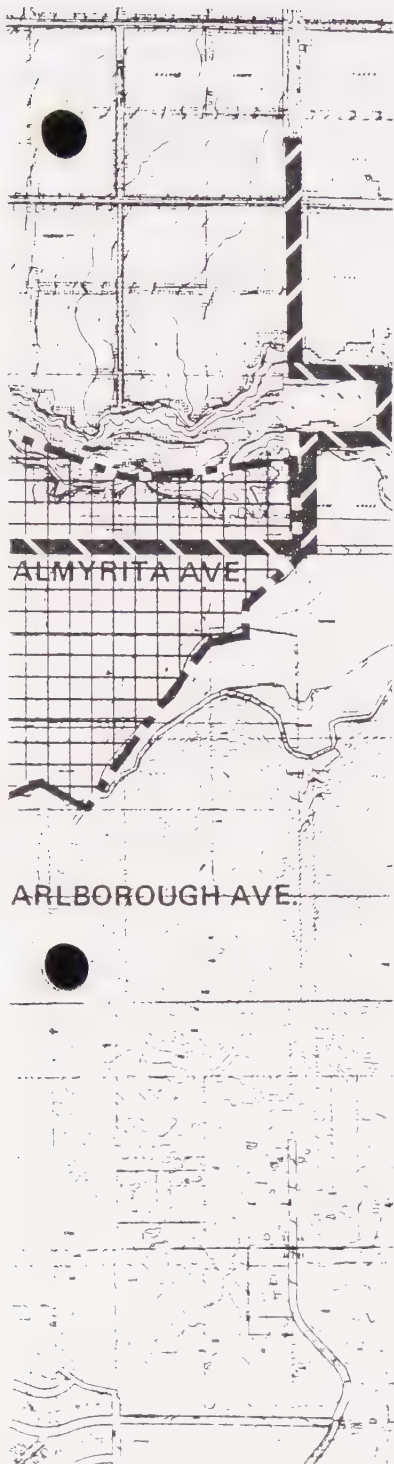


HUNTER BUSINESS PARK SPECIFIC PLAN CITY OF RIVERSIDE , CALIFORNIA



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EXHIBIT 5: PROPOSED LAND USE DISTRICTS



GENERAL INDUSTRIAL DISTRICT



GARDEN INDUSTRIAL DISTRICT



INDUSTRIAL PARK DISTRICT



FREEWAY



MAJOR/SECONDARY ARTERIALS *



RAILROAD RIGHT-OF-WAY

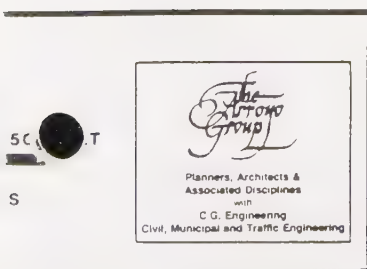


OUT PARCEL



PROJECT BOUNDARY

*Note: The loop road is conceptually indicated. A precise alignment will be determined by future engineering studies.



General Industrial District - The General Industrial District provides for the broadest range of light and medium industrial activities. Low intensity industrial support, such as commercial uses, will also occur within this district.

The land use activities will predominately be infill of those parcels remaining vacant or underdeveloped and will include, but not be limited to, incubator industries, wholesaling, support commercial and office uses. Appropriate land uses can be either rail served or functionally linked to a rail served land use.

Garden Industrial District - This district is similar to the General Industrial District with the exception that no commercial uses will occur. The land use activities will include, but not be limited to, transportation, manufacturing, and fabrication of products which either require truck or rail traffic or the transportation of bulky items.

Industrial Park District - This district will serve industrial users with the desire to locate within an attractive and cohesive working environment in a prestigious location. This district will include, but not be limited to, light industrial uses, research and development facilities (including laboratories), administration facilities, limited types of warehousing, and wholesale operations.

The location of the rail lines within this area provides excellent opportunities to serve future industrial-transportation-distribution facilities. All parcels within this designation are for the large, single tenant user.

Within these proposed land use districts, there exist areas of **Quasi-Public/Public Open Space**. These areas are utilized either for utility uses such as retention basins, or for open space. The open space areas include park areas such as the existing City community park, Hunter Park. The arroyo portion of the Specific Plan area, known as Springbrook, is a natural open space feature. In addition to its open space potential, this arroyo provides a logical division between residential areas to the north and the industrial uses proposed within the Specific Plan area to the south.

Also located within the proposed land use districts, are areas of **Residential Infill**. This designation is primarily for the vacant or underdeveloped area north of the arroyo (Springbrook, located in the Industrial Park District). The proposed residential development will be similar and compatible with the residential uses existing in this area.

Circulation

Existing Circulation

The principal regional road network elements serving the Specific Plan area are Interstate 215 (Riverside Freeway) and State Route 60/Interstate 215 (Escondido Freeway).

Two existing freeway interchanges, Columbia Avenue (I-215) and Spruce Street (S.R. 60/I-215) provide access to the project area. The Spruce Street Interchange is not a full interchange and only serves from the west. These two interchanges are supplemented by Iowa Avenue linked to the State Route 60/Interstate 215 Freeway at Third Street/Blaine Street.

The pattern of arterials and collector streets within the project area exist primarily west of Iowa Avenue, and is either below standard or nonexistent east of Iowa Avenue.

Growth and development, particularly in the eastern portion of the project area, cannot proceed efficiently without the implementation of a comprehensive system of east-west arterials and collectors.

Rail

In addition, the project area is currently served by the Union Pacific, Southern Pacific, and the Atchison-Topeka and Santa Fe Railroads. This factor makes the area ideally suited for an industrial center. However, the railroad tracks contribute to traffic congestion at the various railroad crossings.

Public Transportation

The Riverside Transit Agency (RTA) provides bus service within the City of Riverside and the project area. Bus Route 25, which runs along Iowa Avenue, connects the Highgrove area to downtown Riverside. The growth of Hunter Business Park into a major employment center will increase commuter inflow into the area. The City of Riverside is connected to a regional transit network which will provide other opportunities for access to the project area by means other than private automobile. These opportunities include possible bus, train and trolley connections.

Proposed Circulation

The proposed circulation system for the project area relies on the major thoroughfares which currently exist or are proposed to be extended. In the area, these include: Iowa Avenue, Columbia Street, Spruce Street, Chicago Avenue, Marlborough, Palmyrita and Citrus Avenues.

The Circulation improvements are depicted in Exhibit 6: Existing and Proposed Circulation with typical roadway sections illustrated in Exhibit 7: Roadway Section. A major emphasis of the plan concentrates on providing the necessary circulation system which will result in full utilization of the project area's undeveloped and vacant land. The Circulation system, in conjunction with the Land Use Districts (Exhibit 5) and the Open Space system (Exhibit 14) are the central elements of the Hunter Business Park Plan and together, with the development standards and design guidelines, they establish the development character of the area.

Rights-of-Way

Traffic generated by new industrial development will require upgrading several streets serving the Specific Plan area. Right-of-way improvements will ease traffic flow and pedestrian movement, in addition to creating a more pleasing environment. As new development is proposed, additional rights-of-way shall be required for dedication to permit widening. A traffic generation/distribution analysis, including an operational analysis of intersections and interchanges for the year 2010 is necessary to justify the adequacy of the proposed street system.

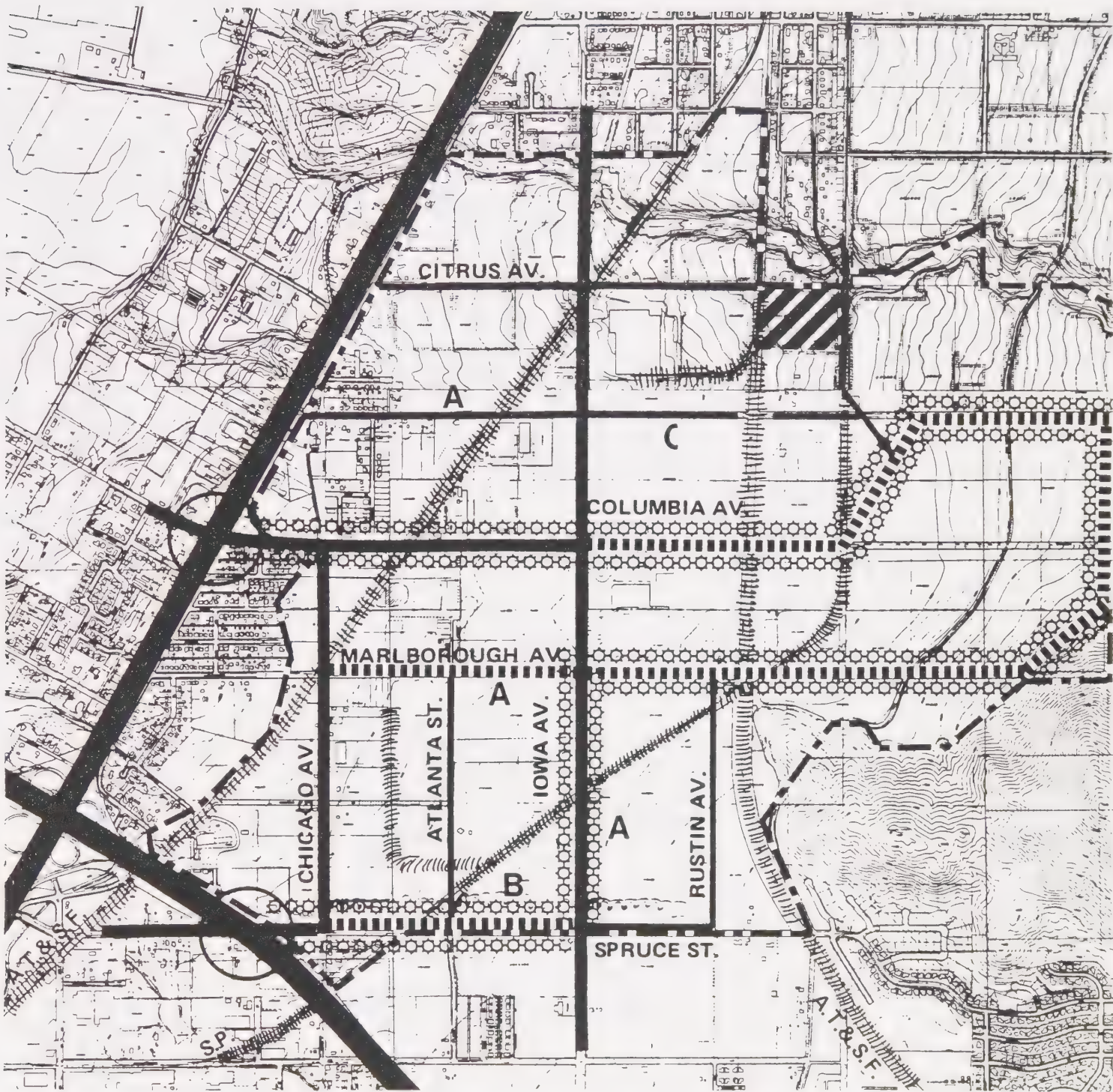
The following street classifications are based upon the Circulation Element of the Riverside General Plan.

Major Arterials (110 foot right-of-way): This classification within the project area has four (4) travel lanes. Major arterials connect the freeways to secondary collectors or directly to traffic destinations.

Roadways of this classification within the project area are described below.

- o Columbia Avenue - This will be one of two primary project gateways (at Interstate 215). It would be extended east, with parts of it realigned, where feasible, to follow portions of other existing rights-of-ways (Northgate Street and Palmyrita, Michigan and Marlborough Avenues). These improvements, in conjunction with Marlborough and Iowa Avenues, and Spruce Street, will create a loop road throughout the project area. This loop road will link the Columbia Avenue Gateway to the Spruce Street Gateway (at S.R. 60/I-215). The conceptual alignment of the proposed Columbia Avenue Loop Road is depicted in Figure 6. In order to minimize the impact of this road on the existing properties, an alignment study shall be conducted by a traffic engineer.

The Master Plan right-of-way of 110 feet (4 travel lanes) would



**HUNTER BUSINESS PARK
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NORTH



1 ACRE

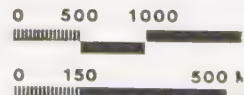
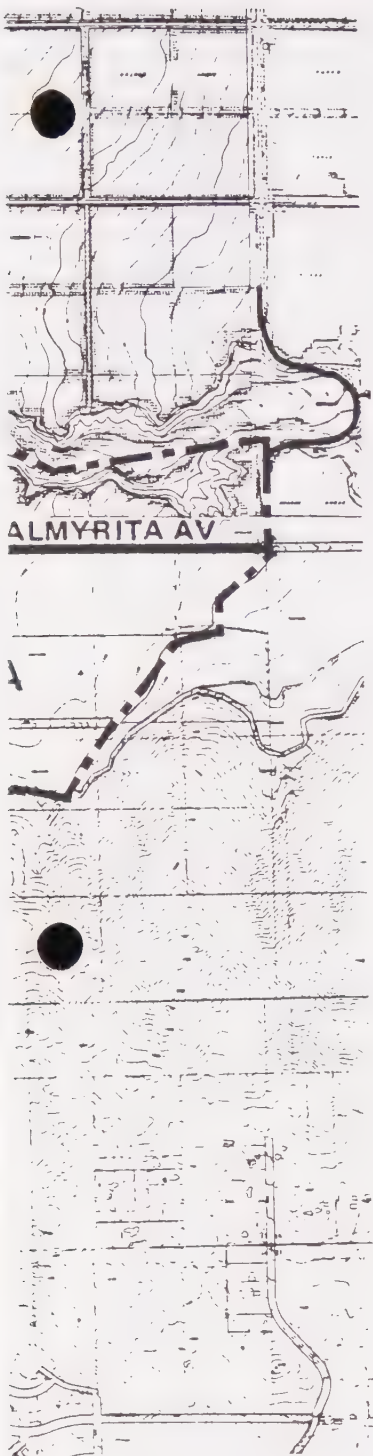


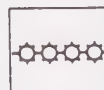
EXHIBIT 6: EXISTING AND PROPOSED CIRCULATION



FREEWAY



INTERCHANGE



SPECIAL BOULEVARD *



MAJOR ARTERIAL
A. 110 FOOT RIGHT-OF-WAY
B. 88 FOOT RIGHT-OF-WAY



INDUSTRIAL COLLECTOR
C. 66 FOOT RIGHT OF WAY



RAILROAD RIGHT-OF-WAY



PROPOSED RIGHT-OF-WAY *
MODIFICATION



OUT PARCEL

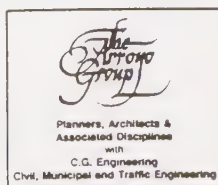


PROJECT AREA BOUNDARY

*Note: The loop road is conceptually indicated. A precise alignment will be determined by future engineering studies.

150' T

15



COLUMBIA LOOP ROAD SPECIAL SECTION - 110 FOOT

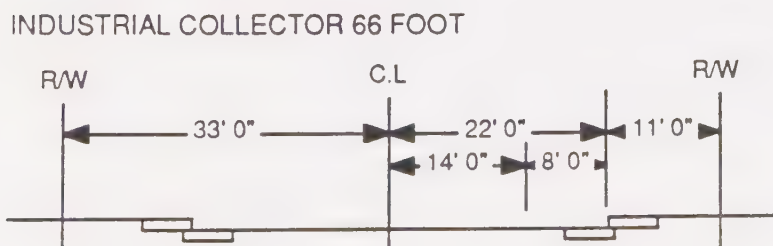
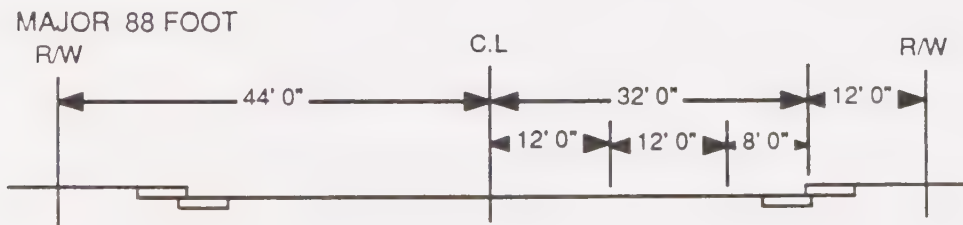
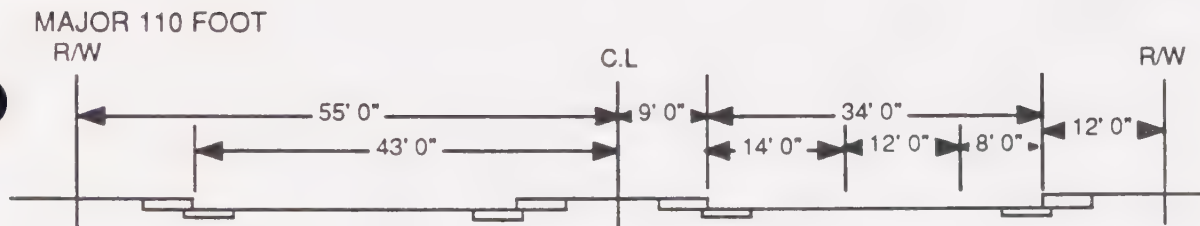
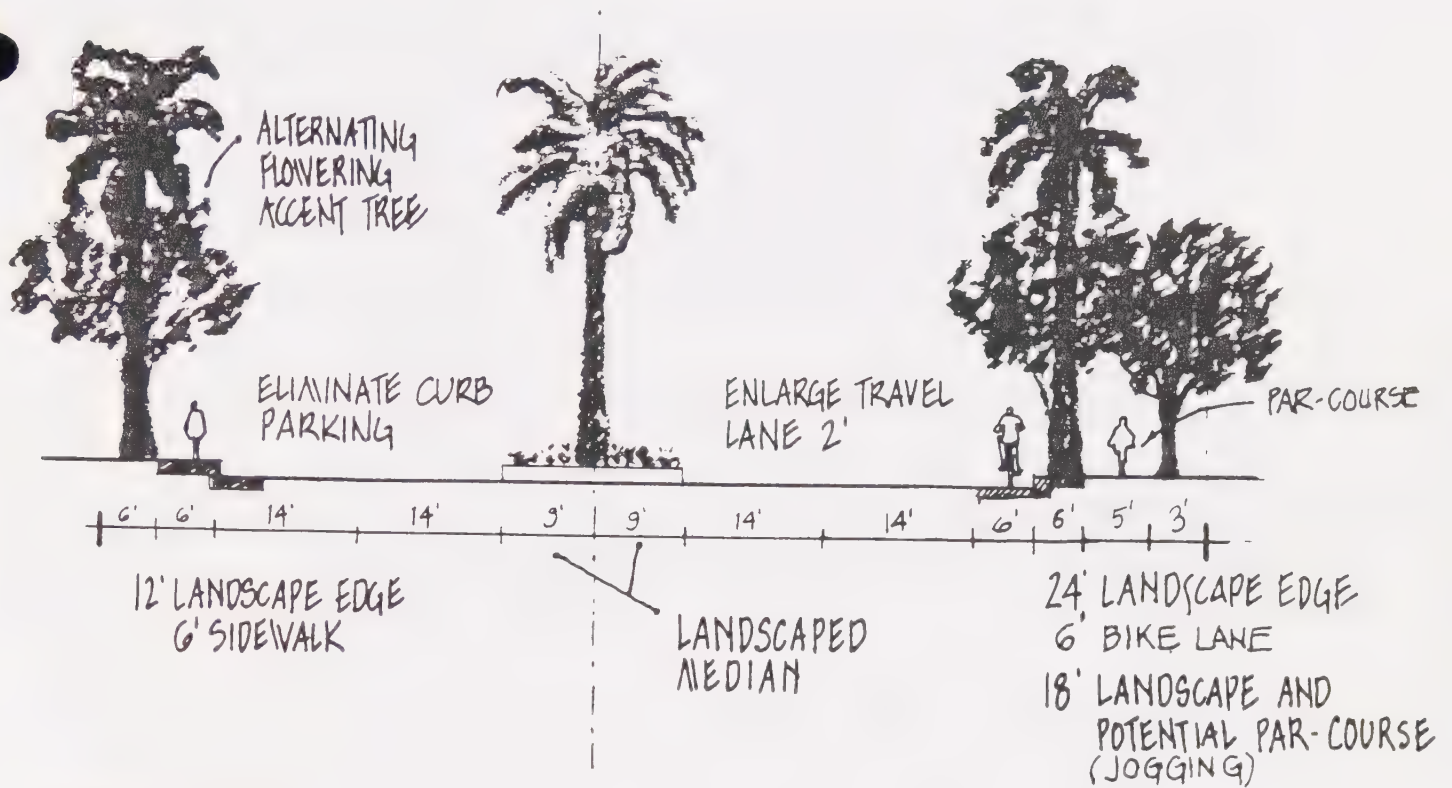


EXHIBIT 7: ROADWAY SECTIONS

utilize special landscaping and additional rights-of-way if required. This would create a strong "theme" street identity for the Hunter Business Park and accommodate a 10-foot pedestrian/bicycle path. Parking will not be permitted. The additional 12 feet would be utilized for a possible jogging trail and par exercise course. (Refer to Exhibit 7: Columbia Loop Road Special Section). It should also be noted that Columbia Avenue is a Federal Aid Urban (FAU) Route. This designation affords some Federal funding for the maintenance of Columbia Avenue.

- o Iowa Avenue - This will be utilized as the primary north/south street through the project area. It will also serve as a secondary gateway to the project area from the Highgrove community on the north and State Route 60/Interstate 215 via Blaine Street, to the south. In addition to being a secondary gateway, Iowa Avenue is a key alternate route for I-215 between S.R. 60 and San Bernardino County.

Iowa Avenue is proposed to be widened to its 110 foot right-of-way with four (4) travel lanes. The existing medians will be replaced with landscaped medians. Special landscaping between Marlborough Avenue and Spruce Street will tie it into the Columbia Avenue loop road. Iowa Avenue between Citrus Avenue and Spruce Street is also a designated FAU route.

- o Chicago Avenue - A north/south arterial with a 110 foot right-of-way will connect Spruce Street with Columbia Avenue. Chicago Avenue between Columbia Avenue and Spruce Street is a designated FAU route.

Major Arterials (88 foot right-of-way):

- o Spruce Street - This is intended to be the second project gateway. This gateway is westbound only from State Route 60/Interstate 215. Proposed improvements would expand Spruce Street to its ultimate 88 foot right-of-way linking it with Watkins Drive which runs along the northern portion of the University of California Riverside Campus. Special landscaping of the roadway segment between S.R. 60/I-215 and Iowa Avenue will tie it into the Columbia Avenue loop road. Spruce Street is also a designated FAU Route.

Industrial Collectors (66 foot right-of-way):

- o Marlborough Avenue - This east/west collector is proposed as a 110 foot right-of-way with four (4) travel lanes between Iowa and Chicago Avenues. East of Iowa Avenue, Marlborough Avenue would have a 110 foot right-of-way with special landscaping as part of the Columbia Avenue loop road. Additional rights-of-way east of Iowa Avenue will be required.
- o Palmyrita Avenue - This east/west collector is proposed to have a 66 foot right-of-way. This will reduce traffic currently using Palmyrita Avenue for access to the landfill, to the southern portion of the project area. A traffic analysis will be needed to determine if there will be any impact on the remaining traffic network. Presently, the railroad crossing is proposed to be improved using 203 funds.
- o Citrus Avenue - This is designated a collector with a 66 foot right-of-way. It serves as a link from Iowa Avenue to the Frontage Road, adjacent to Interstate 91/215.
- o Northgate Street - this is a collector with a 66 foot right-of-way. It will connect the Columbia Avenue loop road with the Highgrove community, north of the project area.

Transit

The Riverside Transit Agency (RTA) provides bus service within the City of Riverside. The Specific Plan recognizes the benefits provided by the RTA by encouraging a continuation and upgrading of bus service. The placement of comfortable, protected (sun and inclement weather) bus stops, and the opening of new roadways which offer opportunities for additional bus routes (Columbia Avenue loop road), are several goals of the development program with respect to public transportation.

Rail Access

Excellent rail facilities are provided by the existence of the Union Pacific, Atchison, Topeka and Santa Fe, and Southern Pacific lines. The location of the lines within and adjacent to the project area provides opportunities to serve future industrial-transportation-distribution facilities which will develop in the Hunter Business Park.

There are several lead tracks and spurs serving some of the established industrial plants. It is the intent of the Specific Plan to accommodate rail usage where feasible in the designated Land Use Districts.

Development standards for providing for future rail spur access are set forth under Chapter 2: Development Standards and Design Guidelines (beginning on Page 41).

Pedestrian Network

A pedestrian network is provided in conjunction with the Circulation Plan to allow for pedestrian movement within the project and surrounding areas. The purpose of the pedestrian network is to provide cohesion among the individual projects within the Hunter Industrial Park and to establish a framework for private and public guidelines described in the Specific Plan. The pedestrian linkage is accomplished by using the proposed roadway system of the Specific Plan area which is conceived as a series of linear parks as well as traffic corridors. In order for the proposed roadway to accomplish this dual purpose of vehicular and pedestrian access, the quality of the public right-of-way must be enhanced through the use of enriched paving materials, lighting, street trees and landscaping.

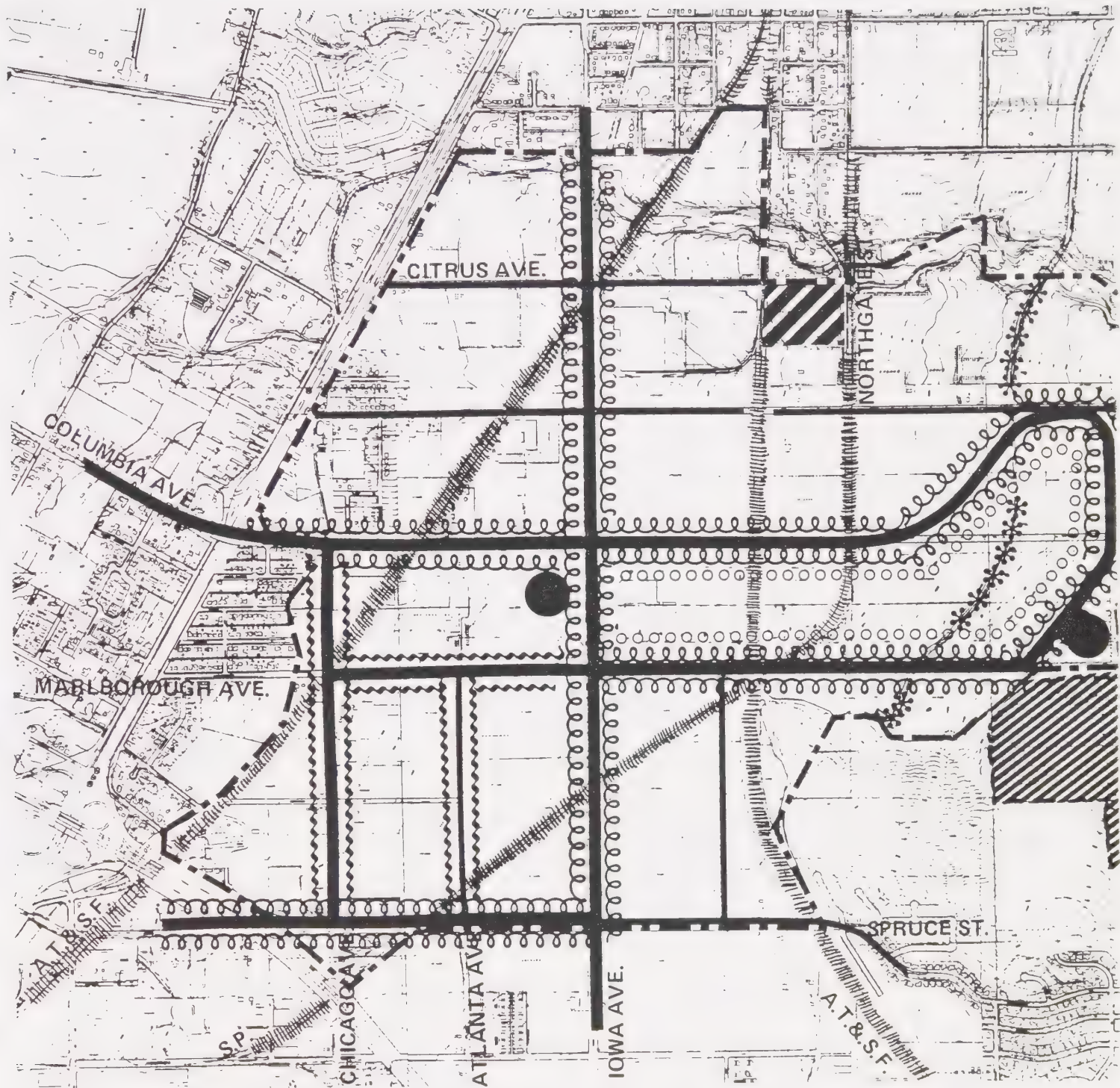
The Specific Plan program creates an opportunity to design a network of streets and walkways which will supplement pedestrian use of Gateway streets. The pedestrian network, as shown on Exhibit 8: Pedestrian Network, will consist of six foot sidewalks adjacent to the curb (within the rights-of-way of each adjoining street) and on site, internal pedestrian walkways to establish new patterns of pedestrian activity. Inclusion of plans for pedestrian access and circulation shall be submitted for review and approval as a condition of the City's Design Review Process.

Bicycle Routes

Bike lanes are proposed along both sides of the Columbia Avenue loop road and its connecting streets and along Iowa Avenue. These bike lanes are consistent with the bicycle routes shown on the Circulation/Transportation element and will connect with city wide routes. A bikeway is also designated along the Gage Canal.

Public Services

Future demand for industrial and commercial support opportunities in Hunter Business Park calls for a systematic plan for the provision of public services. The following infrastructure concept plans address these needs relative to the future development of the Hunter Business Park area and illustrate the means by which public services will be provided. It should be noted that the provisions for public utilities discussed in this section are an extension of the system which serves to the property line only. Each developer shall be responsible for utility lines on his property.



HUNTER BUSINESS PARK SPECIFIC PLAN CITY OF RIVERSIDE, CALIFORNIA

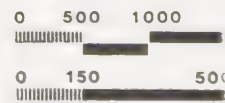


EXHIBIT 8: PEDESTRIAN NETWORK



GATEWAY STREETS
WITH PEDESTRIAN WALKWAYS *



PEDESTRIAN ORIENTED STREETS



PARKS/OPEN SPACE



REGIONAL PARK



PARA-EXERCISE COURSE



GAGE CANAL BIKE TRAIL

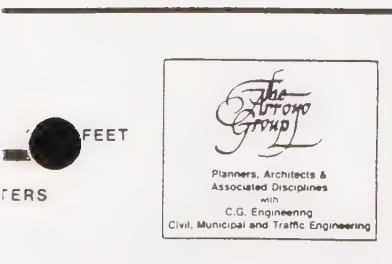


OUT PARCEL



PROJECT AREA BOUNDARY

*Note: The loop road is conceptually indicated. A precise alignment will be determined by future engineering studies.



Water
Service
Concept
Plan

Domestic water will be supplied to Hunter Business Park by the City of Riverside Public Utilities Department. The water facilities Master Plan is currently being revised. The updated plan is expected to be completed in the Fall of 1987.

The majority of the water lines (refer to Exhibit 9: Water Concept) in Hunter Business Park are supplied by Sugarloaf Reservoir. Sugarloaf Reservoir is located south of the project boundary and has a capacity of 5 million gallons. Water service from Sugarloaf Reservoir is available to that portion of the Specific Plan area which is below an elevation of 1080 feet.

The City's plan for extension of water facilities within the Sugarloaf Reservoir service area recommends 12 inch interconnected water mains. The water mains would be aligned to follow the major street system as established in the Specific Plan. Sizing of the mains may be adjusted in response to different land use intensities and/or pressure requirements in the service area.

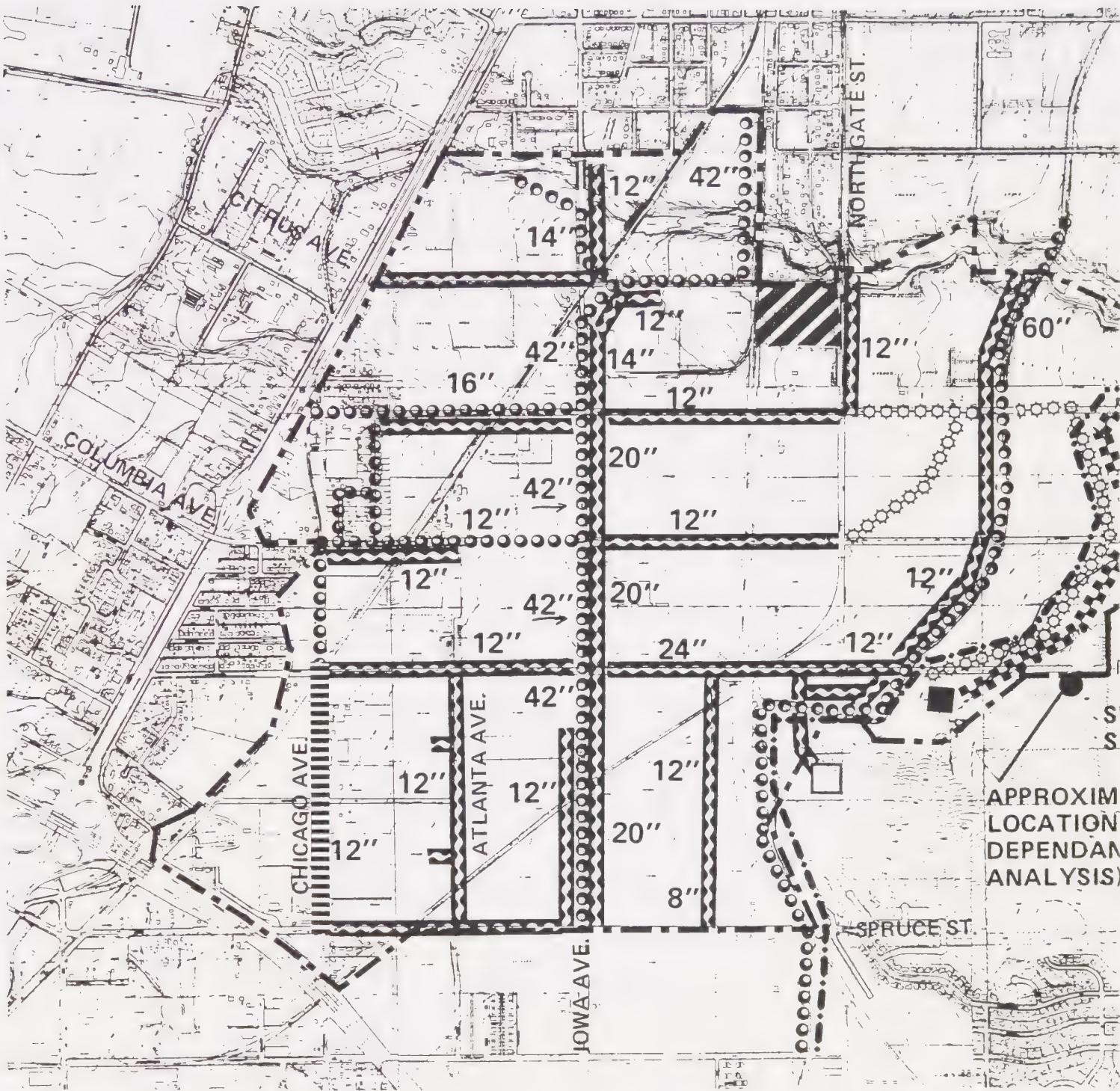
A 42-inch water line exists in Iowa Avenue. This line is a transmission main; therefore, no local connections will be made.

The easterly 110± acres of the Specific Plan area is above an elevation of 1080 feet. Water service to this area will require the construction of new facilities. Two options have been reviewed as follows:

The first option is to install a 24-inch pipeline which would connect to the 1400 water system pressure zone at Linden Street south of the Specific Plan area. The pipeline would be installed along the Gage Canal right-of-way and would run north and follow the Columbia Avenue loop road alignment to Palmyrita Avenue. It would then run east in Palmyrita Avenue to serve the higher elevations in the Specific Plan area.

The second option would be to construct a booster station and 2 MG reservoir at an elevation of 1400 feet to service the higher elevations. The booster station would pump the water from a connection point at the 1200 foot zone line in Columbia Avenue to the reservoir.

Determining which option should be chosen is governed by many factors. These factors may involve the need, by the City, to have the 24-inch line serve beyond the Specific Plan limits; therefore,



APPROXIM
LOCATION
DEPENDAN
ANALYSIS)



HUNTER BUSINESS PARK

SPECIFIC PLAN

CITY OF RIVERSIDE , CALIFORNIA



1 ACRE

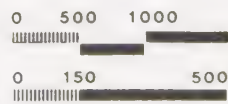


EXHIBIT 9: WATER CONCEPT



	EXISTING WATER DIAMETER AS SHOWN - MAIN (1200 ZONE)
	EXISTING WATER DIAMETER AS SHOWN - MAIN (GRAVITY FLOW)
	PROPOSED 24" WATER MAIN (1400)
	PROPOSED 12" WATER MAIN (1200 ZONE)
	PROPOSED 12" WATER MAIN (1400 ZONE)
	EXISTING WATER DIAMETER AS SHOWN - (1100 ZONE)
	RESERVOIR
	BOOSTER STATION
	SUGARLOAF RESERVOIR SMG ELEVATION 1200 FEET
	OUT PARCEL
	PROJECT AREA BOUNDARY

requiring that the first option be installed. Another would be the immediate need by the affected property owners to develop the booster station.

A detailed analysis of each option should be performed to determine which is more feasible. The analyses should consider the associated costs in addition to the difficulty of construction and consistency with the master planned facilities to be completed by the City.

The Hunter Business Park Specific Plan should be incorporated into the City's proposed update of the Water Master Plan.

Sewer
System
Concept
Plan

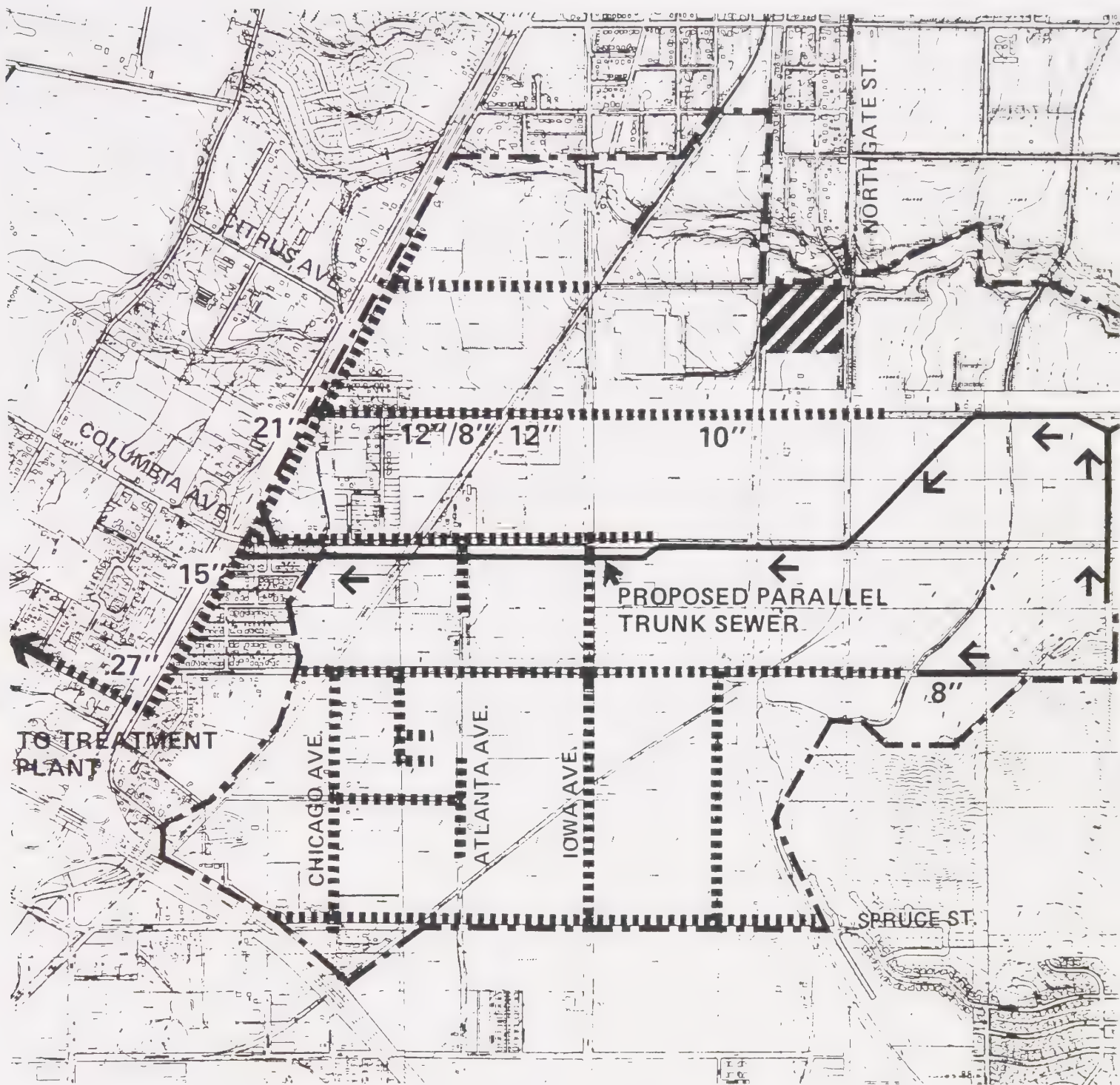
The City of Riverside's Public Works Department will provide waste water treatment service for Hunter Business Park. The regional sewerage facility is located adjacent to the Santa Ana River at Van Buren Boulevard in the western area of Riverside with a capacity of 29.1 million gallons per day (mgd). Current flow is 26 mgd. The plant is scheduled for expansion to 32 mgd by 1989 and 42 mgd by 1991. Limitations on industrial or supporting developments are not anticipated. The City of Riverside does not have an adopted Master Plan of Sewers.

Exhibit 10: Sewer Concept illustrates the recommended sewer system for the Specific Plan area. The sewer collection system will discharge the flow from the project into the trunk line that runs parallel to La Cadena Drive and turns westerly under the I-215 Freeway at Strong Street. The sizing of this trunk line will be dependent on the types of flows generated by the various developments.

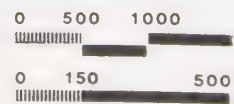
A 10-inch trunk line exists in Palmyrita Avenue. Due to its small size, its capacity will be exceeded by future flows within the Specific Plan area. This plan recommends construction of a new trunk line within Columbia Avenue, parallel to an existing line. This location was chosen to allow installation within a roadway that will require future expansion of the existing paved section, thereby creating the least disruption to existing facilities.

The existing 10-inch sewer in Palmyrita Avenue will continue to serve the adjacent properties and limited areas northerly within the Specific Plan area.

Other local service lines will be required to be extended in streets as minimum 8-inch lines. Evaluation of line sizes should be on the



**HUNTER BUSINESS PARK
SPECIFIC PLAN
CITY OF RIVERSIDE, CALIFORNIA**



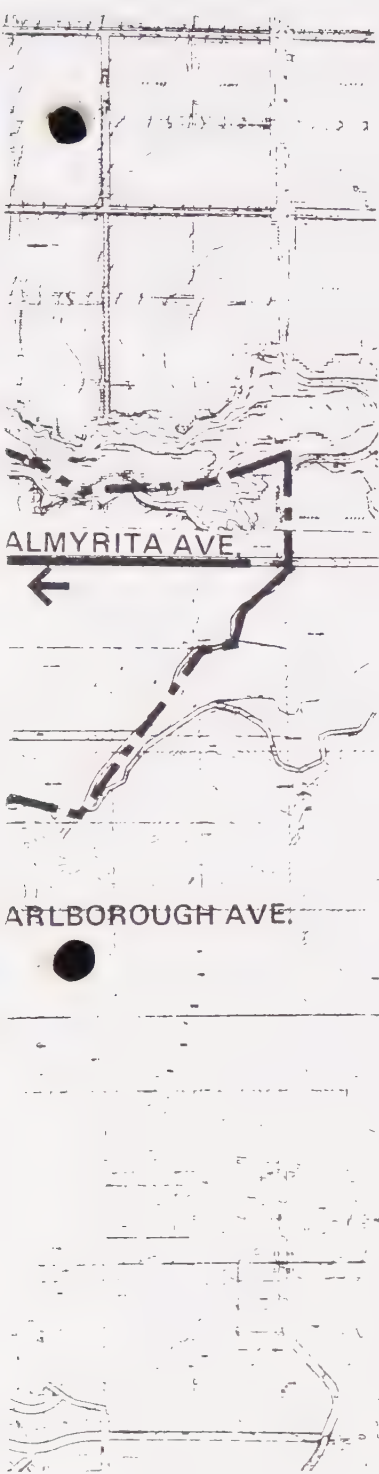


EXHIBIT 10: SEWER CONCEPT



EXISTING TRUNK LINE



PROPOSED TRUNK LINE (8" MIN)



DIRECTION OF FLOW

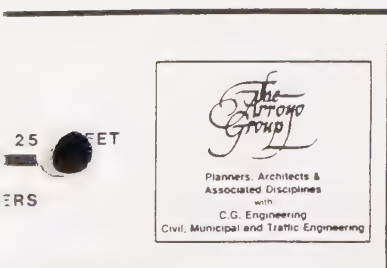


OUT PARCEL



PROJECT AREA BOUNDARY

Note: Sizing Dependent on Development Intensity



basis of site specific uses to assure that potential high volume discharges, common to various types of industrial developments, can be accommodated, if proposed.

The following peak flow rates should be used for the estimation of sewage discharge:

Commercial	0.010 cfs/ac
Industrial	0.012 cfs/ac

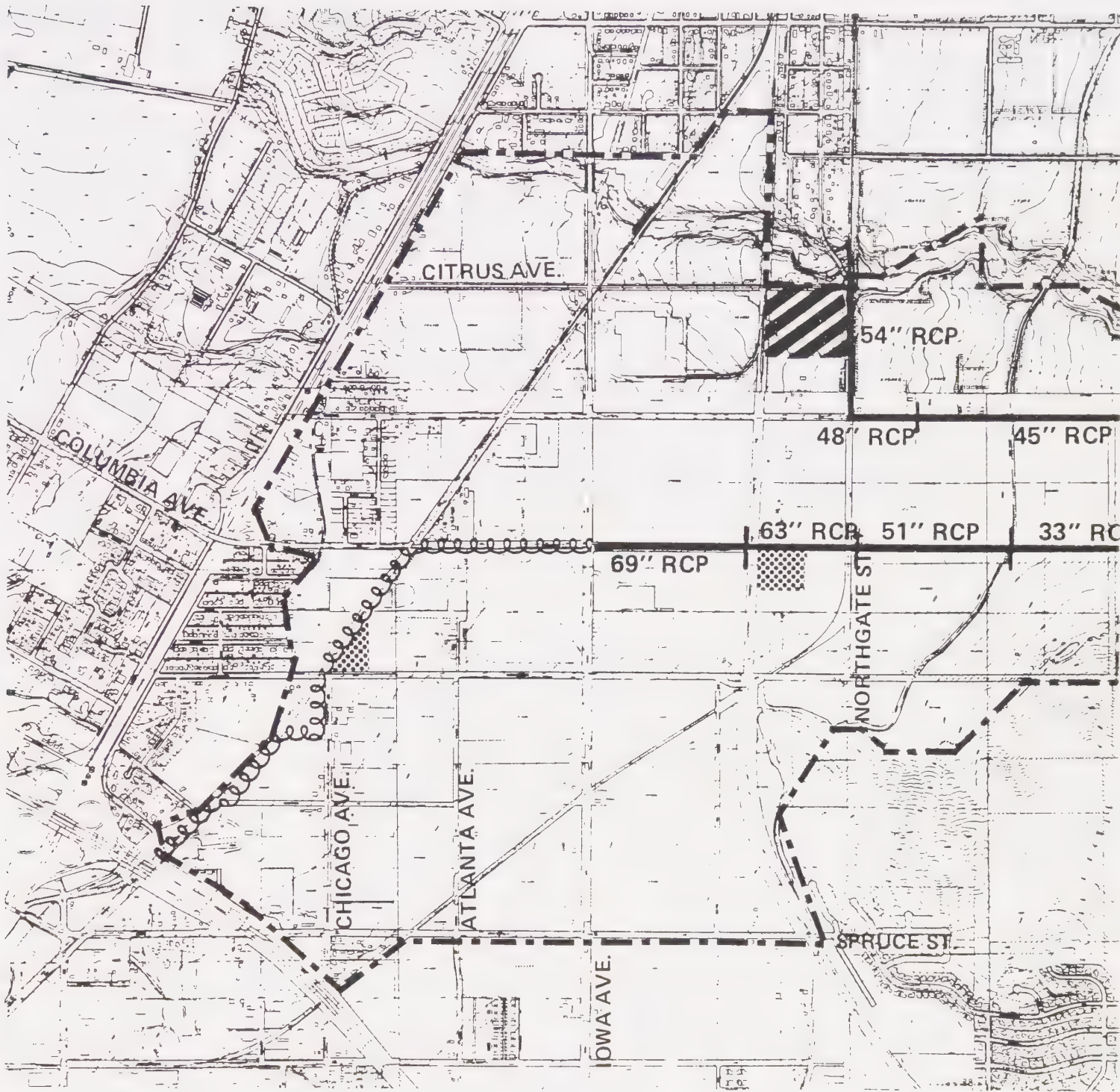
The proposed parallel trunk line in Columbia Avenue is of vital importance to the development of the eastern portion of the Specific Plan area. Funding for the proposed trunk line may be obtained from the following alternative methods.

1. The City would design and construct the lines and pro-rated fees would be assessed to developers who benefit from the construction. Development would be encouraged in the eastern portions of the Specific Plan area by this work.
2. Initial developments would be required to design and construct the lines. Reimbursement agreements would be prepared and fees would be assessed on a pro-rated basis to developments which would benefit at a later date. Development might be discouraged due to the initial monies which would be expended for the sewer system; consequently, portions of the Specific Plan area may remain undeveloped.
3. The city constructs the line and is reimbursed by standard connection fees. This method is now in use for industrial areas.

Drainage
Concept
Plan

The project site encompasses approximately 400 acres of unimproved land. The Riverside County Flood Control and Water Conservation District adopted a Master Drainage Plan in 1967. The major portion of the planned system within Hunter Business Park has been constructed as shown on Exhibit 11: Storm Drain Concept.

The existing and planned systems discharge into either the Springbrook Drainage Channel along the northerly limits of the Specific Plan area or the University Wash Channel to the south. In addition, retention basins have been constructed at Columbia and Marlborough Avenues adjacent to the Atchison-Topeka and Santa Fe spur and main lines, respectively. The channels and basins were



HUNTER BUSINESS PARK
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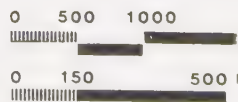
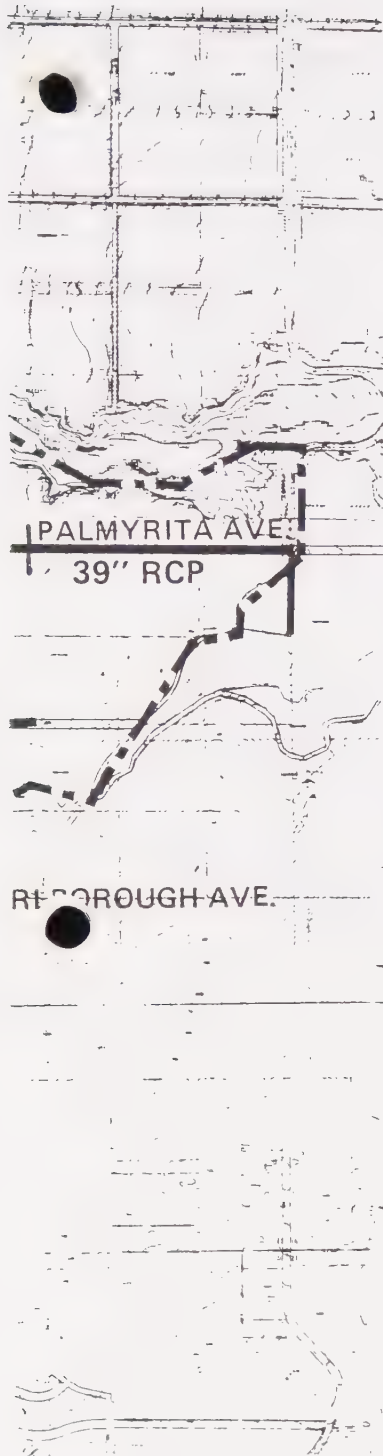


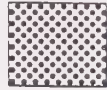
EXHIBIT 11: STORM DRAIN CONCEPT



PROPOSED RIVERSIDE COUNTY FLOOD CONTROL
MASTER PLAN STORM DRAIN (1967)



EXISTING RIVERSIDE COUNTY FLOOD CONTROL
STORM DRAIN



DETENTION BASINS



OUT PARCEL



PROJECT AREA BOUNDARY



designed to control a 100-year storm discharge. The Master Plan requires underground drain lines to be designed to control a 10-year storm discharge.

The areas contributing to the proposed drains within the Specific Plan area incorporate the foothill areas east of the Specific Plan area and the currently undeveloped properties in the eastern portion of Hunter Business Park.

This Specific Plan proposes the extension of master planned facilities as adopted. Due to the realignment of Columbia Avenue, east of Northgate, the Master Plan line would need to be located within a dedicated easement acceptable to the maintaining agency.

Developers will be required to meet conditions established by the City of Riverside and/or Riverside County Flood Control and Water Conservation District. The City of Riverside has established storm drain fees that are assessed when the building permit is issued. These fees are based upon the site area and the proposed improvements.

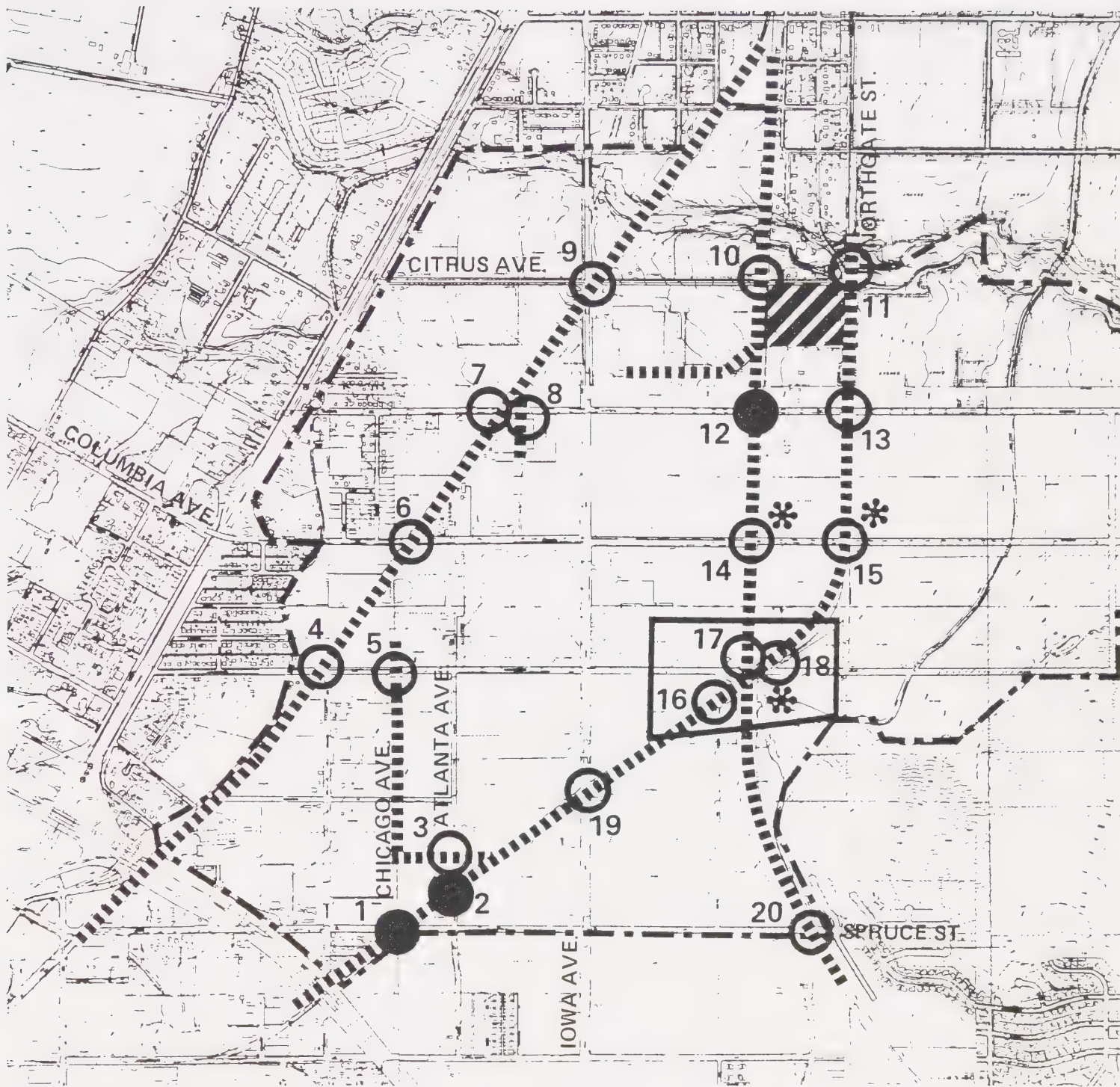
Railroad Improvements

The Hunter Business Park Specific Plan area has numerous railroad crossings which are substandard in design as illustrated in Exhibit 12: Railroad Crossing Improvements.

Currently, the City has proposed crossing improvements at the Southern Pacific spur line at Atlanta Avenue and Spruce Street and at the Atchison-Topeka and Santa Fe spur line at Palmyrita Avenue. These improvements will include the installation of safety devices in addition to street improvements. Construction of these improvements is expected to begin in 1988.

Additional crossing improvements will be required at the Southern Pacific spur line intersections at Palmyrita, Columbia, and Marlborough Avenues and at the Atchison-Topeka and Santa Fe spur line intersecting at Columbia and Marlborough Avenues.

The crossing at the Southern Pacific line at Palmyrita Avenue is the only one of the above that has a signal ("wig wag") warning device. This device is provided only for eastbound traffic on Palmyrita Avenue. The remainder of the crossings provide only standard "Railroad Crossing" signs.



HUNTER BUSINESS PARK SPECIFIC PLAN CITY OF RIVERSIDE, CALIFORNIA

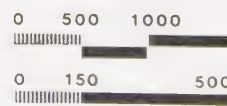
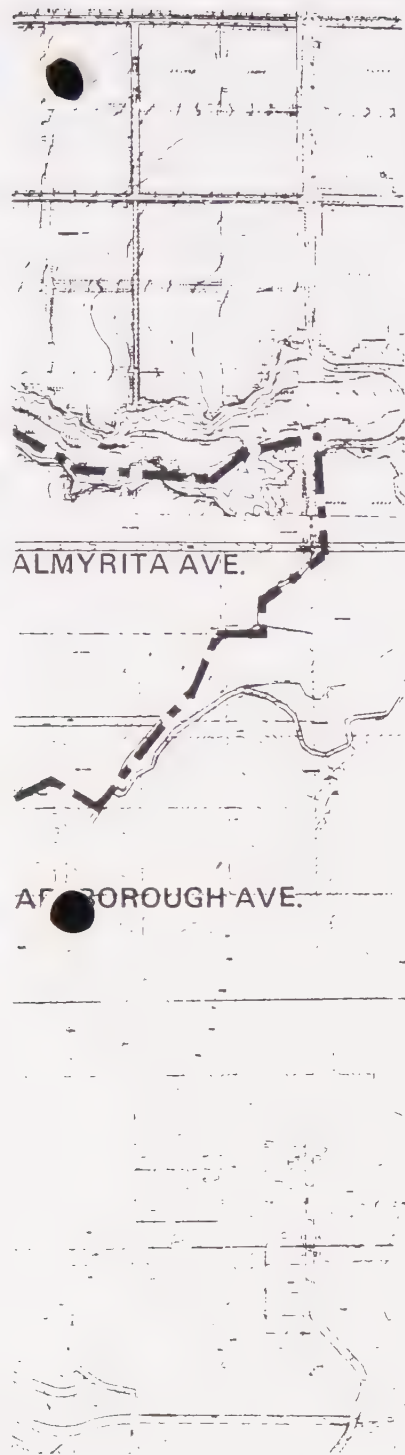
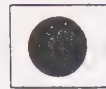


EXHIBIT 12: RAILROAD CROSSING IMPROVEMENTS



EXISTING CONDITION



PROPOSED IMPROVEMENTS (CITY 1988)



PRIORITY



RAIL



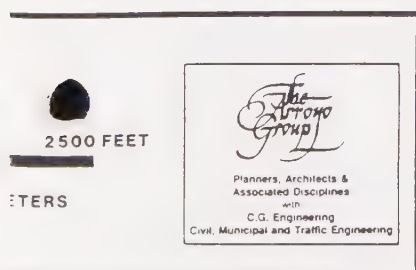
SEE TABLE 1 -
RAILROAD CROSSING IMPROVEMENTS



OUT PARCEL



PROJECT AREA BOUNDARY



The average daily train traffic on each spur line is two trains or less per day. This train traffic, in addition to traffic generated by developments east of Iowa Avenue, would make the crossings hazardous. When Columbia, Marlborough and Palmyrita Avenues are widened to their ultimate widths as shown in this Specific Plan, it will be necessary to install safety devices at the crossings and to improve the roadway paving approaching and between the rails.

Railroad crossing improvements (Refer to Table 1: Railroad Improvements) can be initiated through application to the California Public Utility Commission (P.U.C.). Their subsequent processing with Caltrans will establish eligibility for Section 203 Federal Funding. The timing and availability of the funds are dependent upon the ranking of the project and the amount of funds available for Section 203 participation in the particular year improvement is proposed or the approval is given. Recent approvals have been restricted to crossings where gates do not exist for the existing roadway crossings and a hazardous condition would result from widening and improving the roadways.

The approval and construction processes through the P.U.C. and the railroads could require up to two to three years if completed without Federal 203 funding and possibly longer if the crossing is to receive Federal funding. For the development of the areas east of Iowa Avenue to be completed in a timely manner, the qualification process with the P.U.C. and/or the railroads should begin at the earliest possible time. The public agencies having jurisdiction over the roadways involved, the railroad corporation and the Public Utilities Commission must be in agreement as to the public necessity for altering the existing railroads grade crossing and the type of facilities to be installed. All improvement applications must be reviewed and approved by the Public Utilities Commission.

It is recommended that the Columbia Avenue crossings be the first priority, followed by the Marlborough Avenue and Palmyrita Avenue crossings, respectively. If these crossings qualify for Federal 203 funding, the City would be required to provide a portion of the construction costs.

Rubber planking to create smooth auto crossings is to be installed at all railroad crossings.

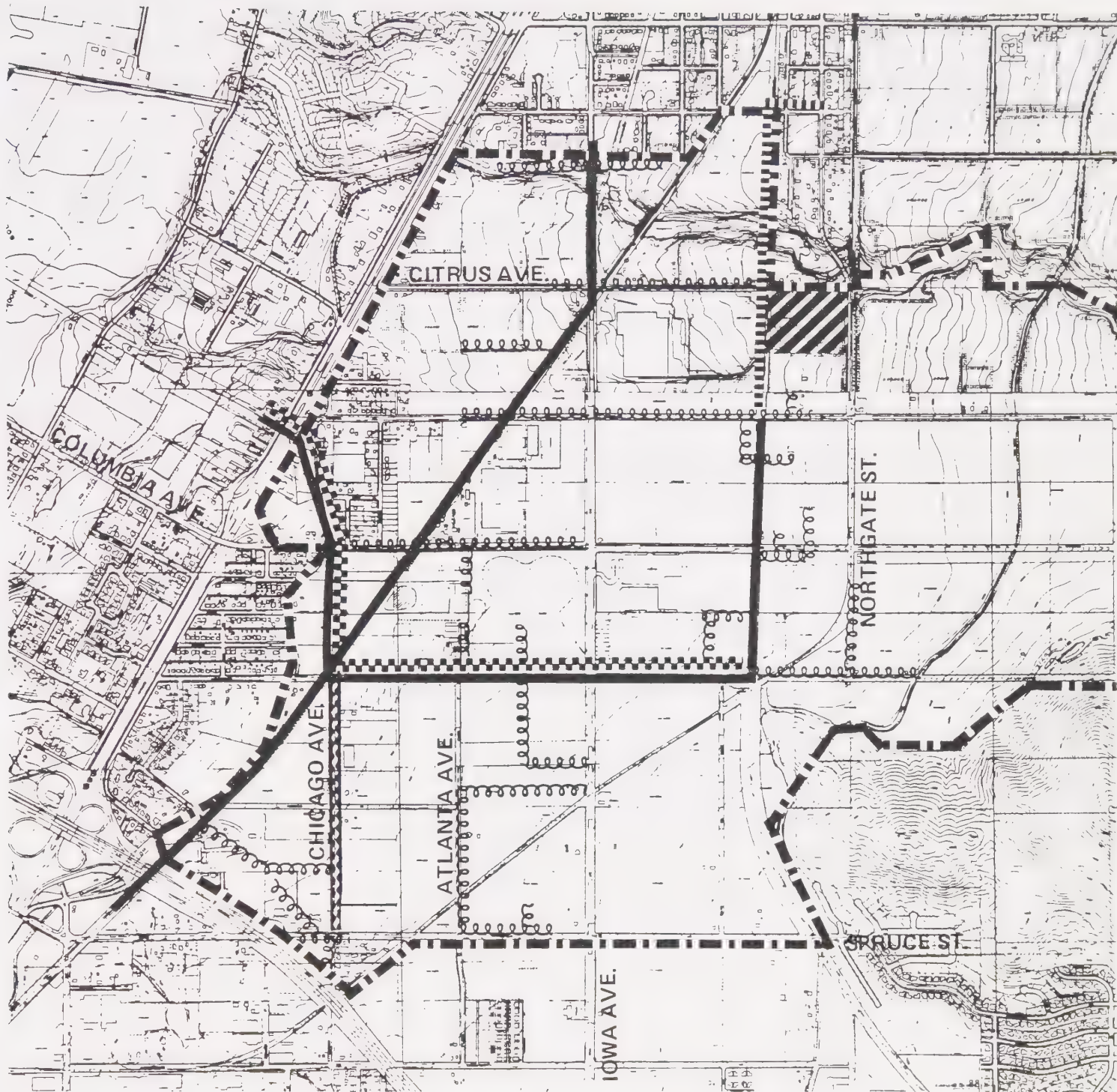
Other
Utilities

The Hunter Business Park lies within service areas of the City of Riverside (Electricity), the Southern California Gas Company (Gas), Pacific Telephone (Telephone), and private solid waste companies.

TABLE 1 - RAILROAD CROSSING IMPROVEMENTS

Crossing No.	Existing Condition	Proposed Street Improvements	Proposed Railroad Improvements
1-spur	Sign, Lighted	Gates	by City (1988)
2-spur	Sign at Grade	Gates	by City (1988)
3-spur	Sign at Grade	-	-
4 & 7 mainline	Gated, Lighted at Grade	-	-
5-spur	Lighted at Grade	-	-
6,9-spur	Gated/Sign Lighted at Grade	#6-Widening	-
8-spur	Sign Lighted at Grade	-	-
10,11-spur	Sign at Grade	-	-
12-spur	Sign at Grade	Gates	by City (1988)
13-spur	Sign at Grade-Wigwag	Eliminate Crossing	
14,15,17,18-spur	Sign at Grade	66' R/W	Widening to Match Street Improvements
16-spur	Sign at Grade	110' R/W	Widening to Match Street Improvements *Priority
19-spur	Wigwag	-	-
20	Lighted at Grade	110' R/W	Widening to Match Street Improvements
		-	-

Note: Specific Safety Device installations must be agreed upon by the City of Riverside, the railroad corporation and the Public Utilities Commission



HUNTER BUSINESS PARK
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NORTH



1 ACRE

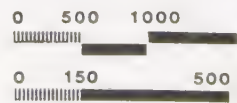
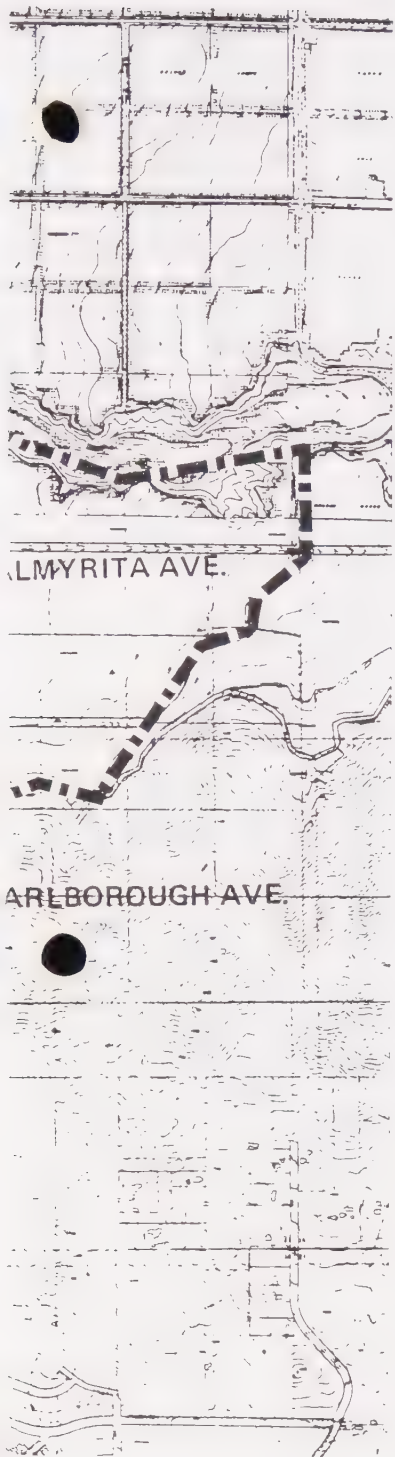
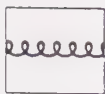
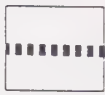

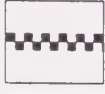


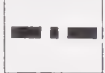


EXHIBIT 13: OVERHEAD ELECTRIC UTILITY SYSTEM



-  OVERHEAD DISTRIBUTION LINE
(4 AND 12 kv)
-  OVERHEAD TRANSMISSION LINE
(69 kv)
-  OVERHEAD TRANSMISSION LINE
-  PROPOSED DISTRIBUTION LINE
-  PROPOSED UTILITY UNDERGROUNDING
-  OUT PARCEL
-  PROJECT AREA BOUNDARY

25' FEET

RS



Planners, Architects &
Associated Disciplines
with
C.G. Engineering
Civil, Municipal and Traffic Engineering

This utility network can be expanded to meet future demands of the project. The existing overhead electrical system for Hunter Business Park is shown on Exhibit 13: Overhead Electric Utility System. All future utility line additions will be placed underground with the exception of transmission lines which are always overhead. Funding for the undergrounding of electric utilities will be accomplished by means of an assessment district as provided for in Chapter 3: Implementation.

Open Space

Open Space Concept Plan

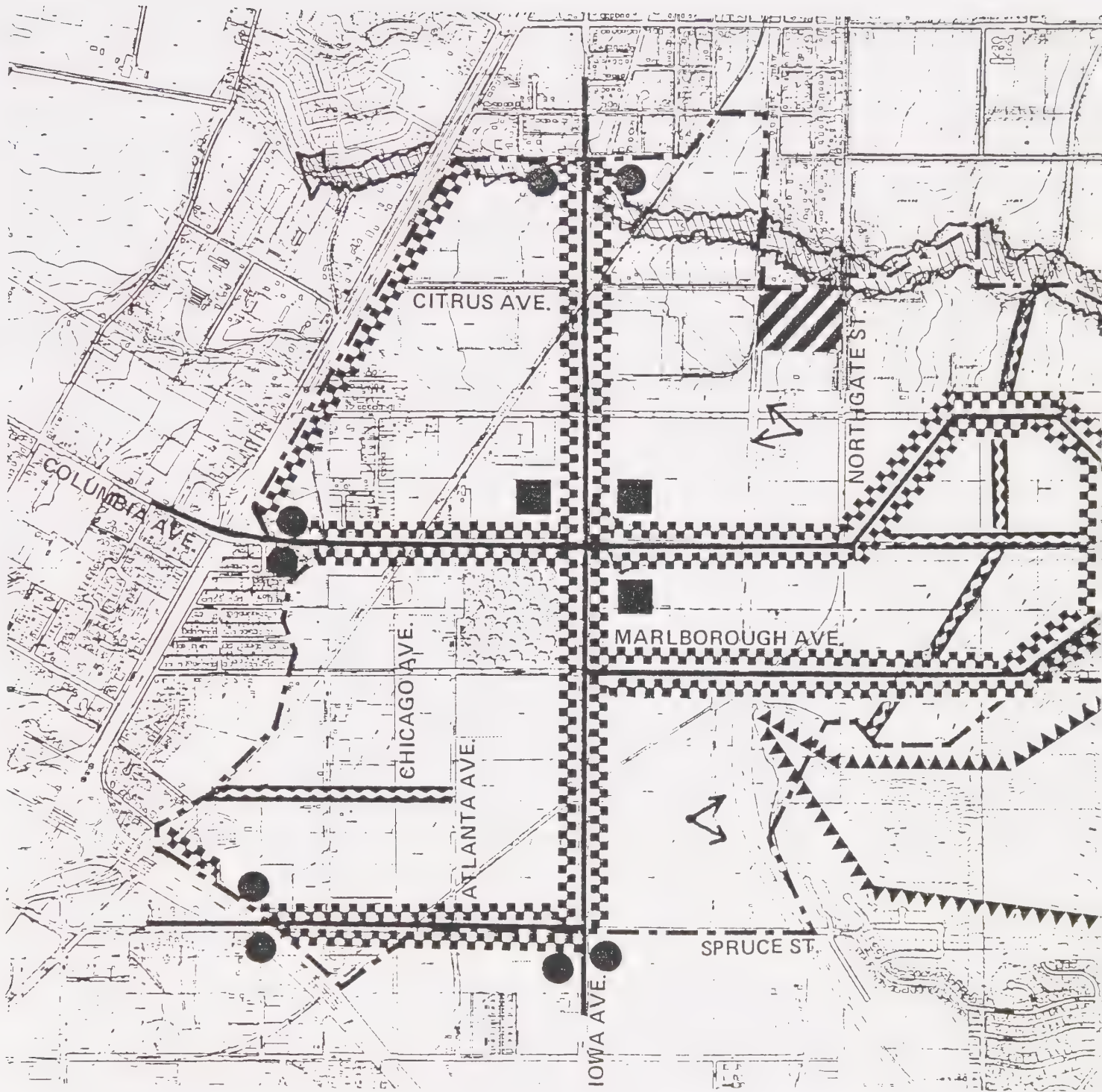
The Open Space concept is illustrated in Exhibit 14: Open Space Concept. Its basic purpose is to unify the project area through a series of major Gateway streets, pedestrian ways, and parks. The Open Space network will connect existing and proposed activities in the project area. In addition, it will provide a cohesive element among the various subareas, individual industrial projects, and differing architectural styles. In conjunction with the Land Use Districts (Exhibit 5) and the Circulation System (Exhibit 6), the Open Space system establishes the heart of the Hunter Business Park Plan. Together with the development standards and design guidelines, the implementation of these systems establishes the overall development character for the area. The following describes the major elements of the network.

Gateway Streets

The most important streets serving the project area include Columbia Avenue, Spruce Street and Iowa Avenue. Together these streets link the majority of the project area and are characterized as entrance "Gateways" to Hunter Business Park. They establish identity for the project area and are strong determinants of the image established for the park. Exhibits 15 A and B: Hunter Business Park Entry Point - Columbia Avenue Gateway, illustrates the present and future character of the major Hunter Business Park entry point. Also contributing to the area's overall image will be the freeway edge condition.

Gateway streets are proposed as major vehicular streets with boulevard character, but also serve as pedestrian streets. Pedestrian use of Gateway streets should be encouraged. Pedestrian oriented public right-of-way improvements (i.e. landscaping, a para exercise course on the loop road) and adjacent private development should be designed to enhance visual quality of Gateway streets.

Many other streets in the project area have the potential to develop as active streets. The concept of the Open Space network is to



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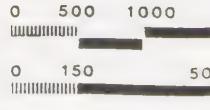
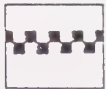


EXHIBIT 14: OPEN SPACE CONCEPT



PARK



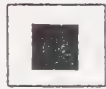
SPECIAL STREETSCAPE
LANDSCAPING *



ARROYO (SPRINGBROOK)



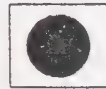
EASEMENTS



FOCAL POINT



SIGNIFICANT LANDFORM



GATEWAYS



ON-SITE VISTAS

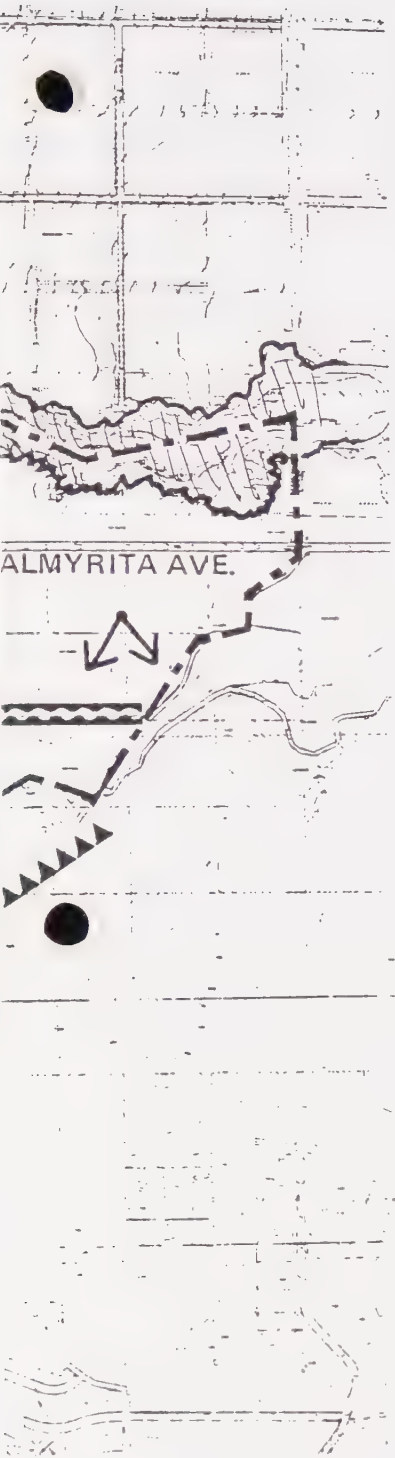


OUT PARCEL



PROJECT AREA BOUNDARY

*Note: The loop road is conceptually indicated. A precise alignment will be determined by future engineering studies.



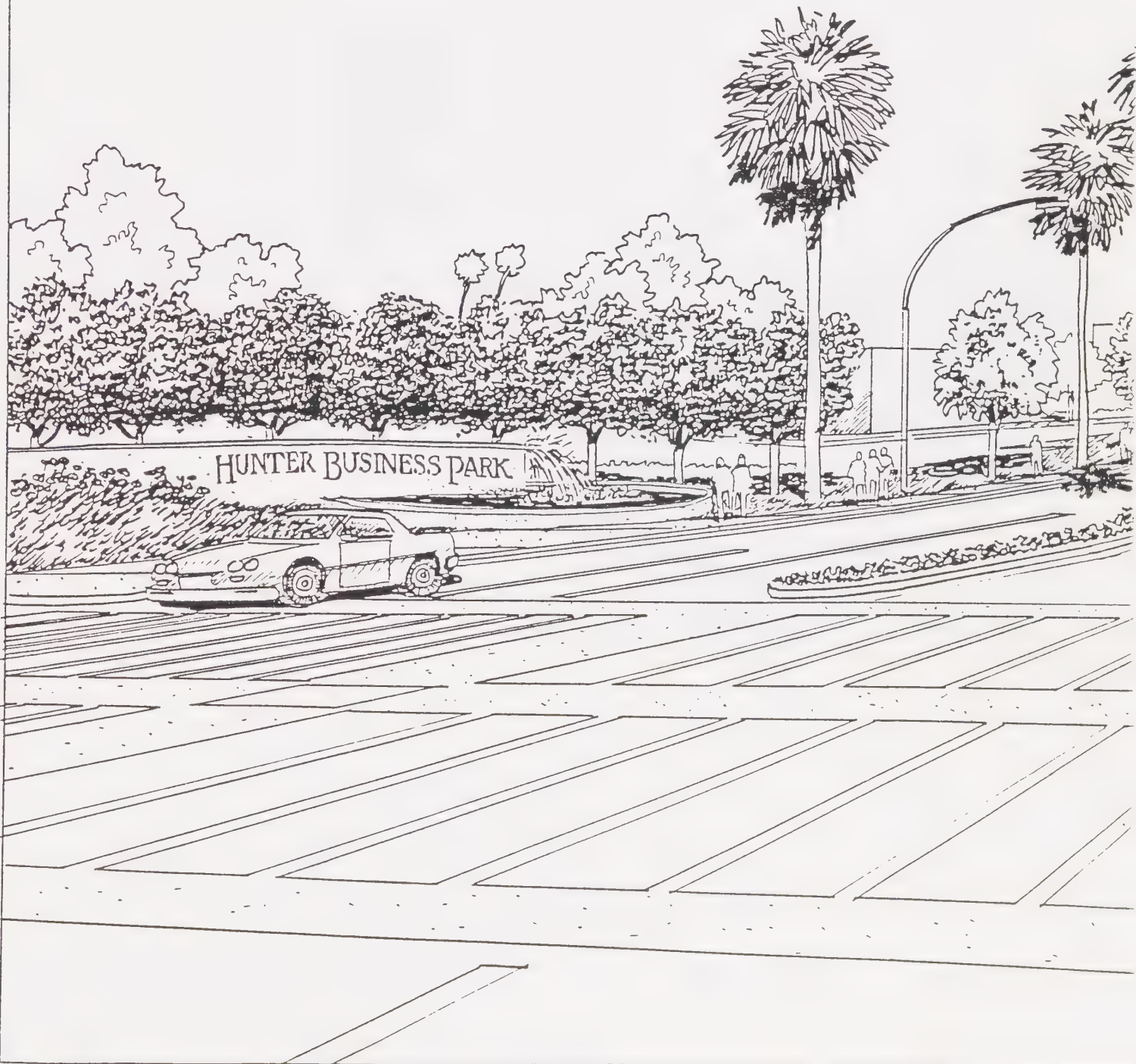
200 FEET

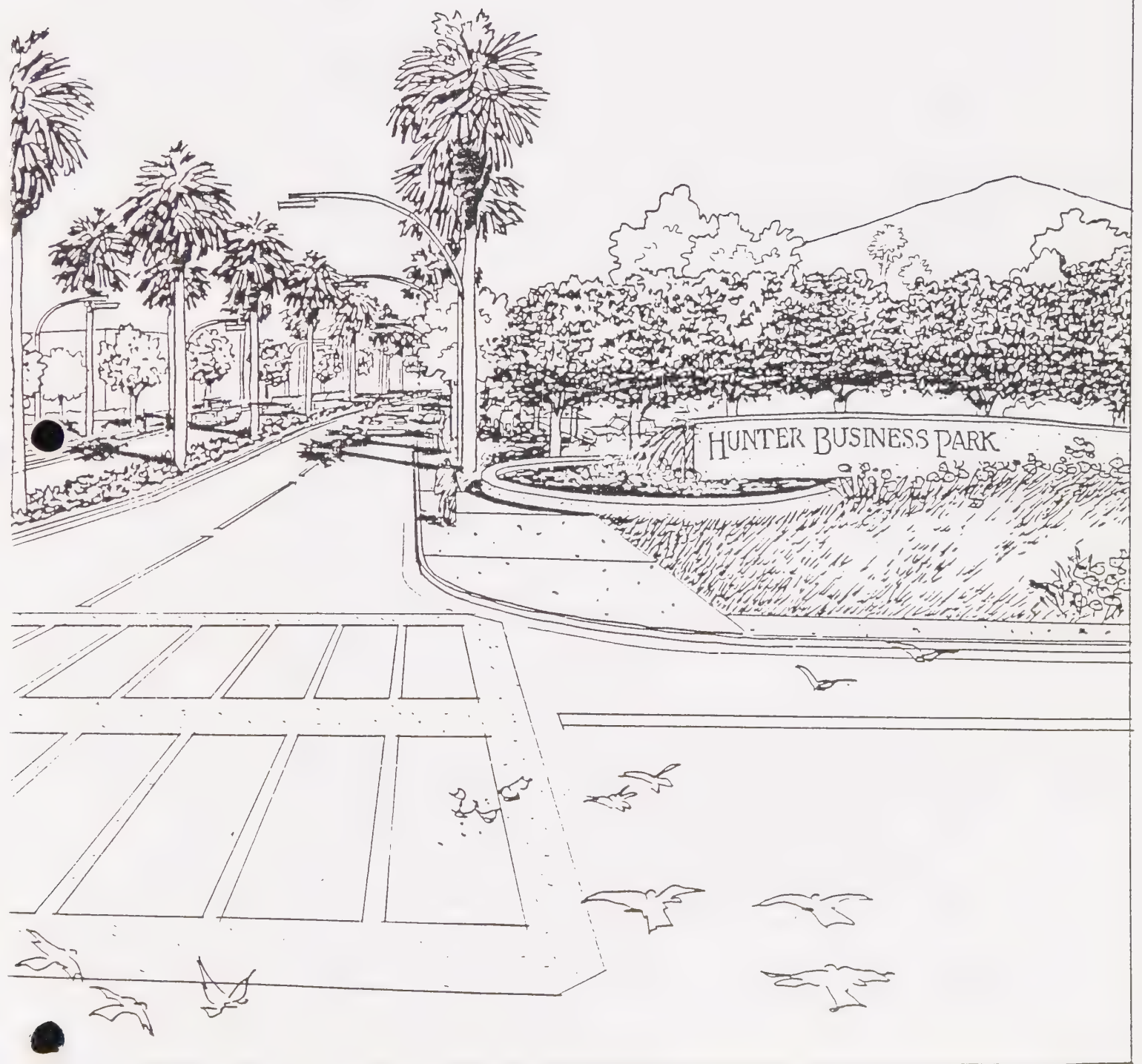
The GUTOMO Group
Planners, Architects & Associated Disciplines
with
C.G. Engineering
Civil, Municipal and Traffic Engineering



EXHIBIT 15A:
HUNTER BUSINESS PARK ENTRY POINT -
COLUMBIA AVENUE GATEWAY - Before

The photograph above and the perspective on the following page illustrate the Columbia Avenue Gateway as it exists today and as it is proposed in the Hunter Business Park Specific Plan.





3 : HUNTER BUSINESS PARK ENTRY POINT-COLUMBIA AVENUE GATEWAY- After

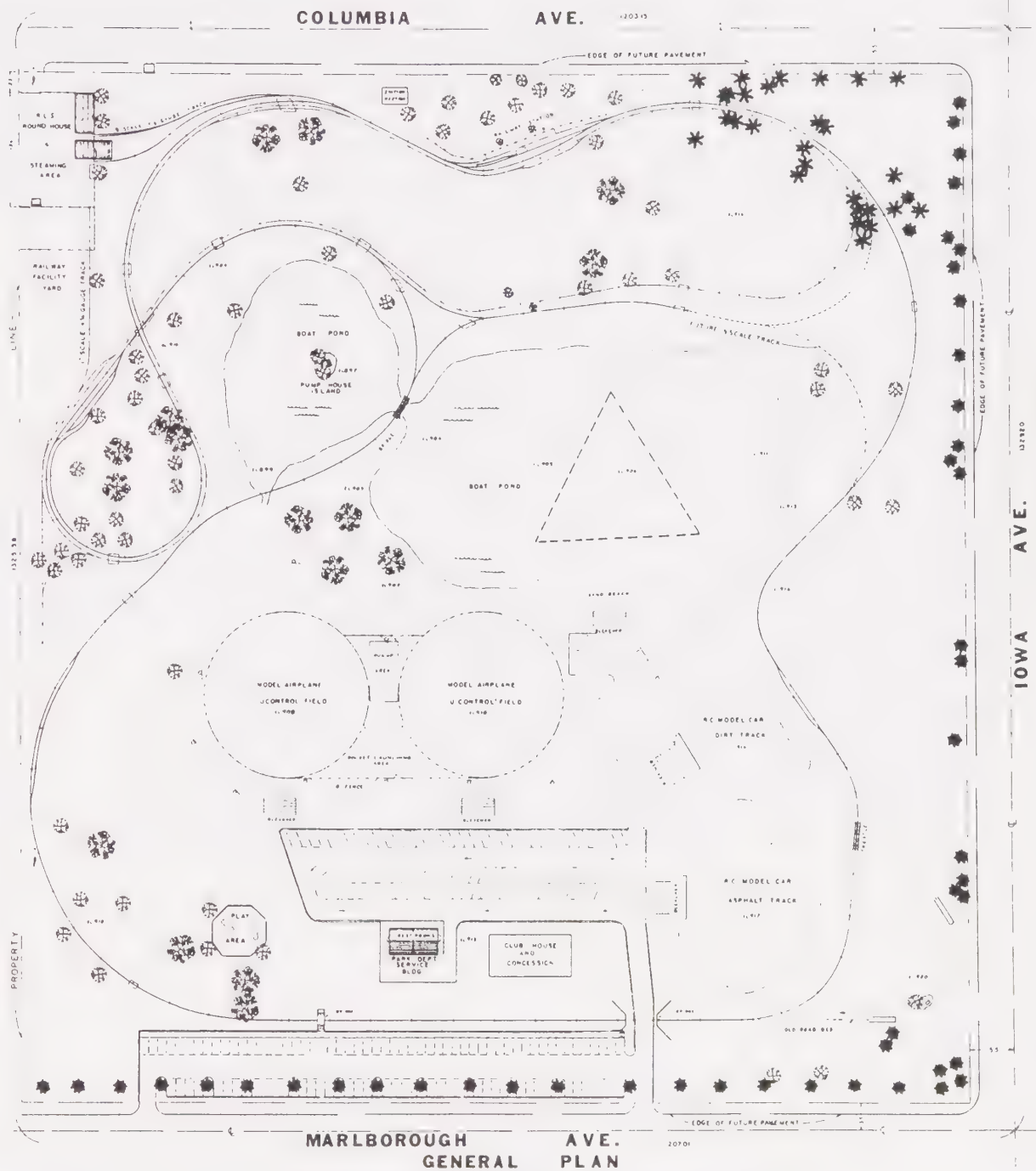
enhance the public right-of-way as a linear park and to supplement these right-of-ways with carefully sited private/public space. Street furnishings, landscaping, water elements, public art and sculpture are important elements of this concept.

Parks A physically attractive environment is essential to the development of Hunter Business Park. Parks/open spaces should emphasize both active and passive recreational space.

Hunter Park Two parks are planned for Hunter Business Park. Hunter Park is an existing 35.8 acre City Community Park located at Columbia and Iowa Avenues. Currently, Hunter Park is approved as a "Hobby Park." The concept for this park was developed to meet the needs of the Hobbyists who needed space away from residential areas and the crowded city parks to carry out the model boating, airplane and racecar activities. To implement the Hunter "Hobby Park" Concept, the city has allocated \$290,000 to complete the preliminary design drawings and grading. The Hunter Hobby Park Plan is illustrated in Exhibit 16.

Already existing within the park are the live steam trains (18 gauge railroad) which were donated in 1956 by Mr. Hunter. The "Hobby Park" and the live steam engines offer an outstanding opportunity to provide recreation for both the community and area employees as well as to provide an excellent image for the Hunter Business Park area. What better image than the steam engine that helped introduce the Industrial Revolution. In addition to the various hobby activities proposed for the park (e.g. model boating, airplane and race cars), there will be passive recreation opportunities which can include stepped grass seating for viewing the hobby activities, lunch areas, and a meandering path linking the activity areas together and offering a respite from daily work.

Fitness Center Park An additional 15± acre park is proposed in the southeast corner of the project area, just off the proposed Columbia Avenue loop road. This park is proposed to be a fitness park with recreational activities available for employees within the project area as well as for the community. Proposed recreational activities, based upon the concept of health and fitness, will be directed towards use by companies within the Hunter Business Park project area. Active and passive uses should include day care, a wellness center, group picnic areas (200-300 employees), a commons area for unstructured recreation, and lighted court games (e.g. sand volleyball, basketball, tennis, baseball - if compatible with land forms). The opportunity



GENERAL PLAN
FOR
**HUNTER HOBBY
PARK**

EXHIBIT 16: HUNTER HOBBY PARK PLAN

exists to implement this park as a joint public/private venture using an assessment district as the funding mechanism.

Detailed site planning of this facility will need to relate to the site slopes in a sensitive manner.

Both Hunter Park and the proposed fitness park offer an excellent opportunity to create an amenity within a major employment center where individuals can work and walk to recreation activities and amenities. In addition, the parks can be used as a competitive edge in marketing the industrial area.

Both parks will be linked by the Columbia Avenue loop road, which has dual roles as a vehicular corridor and linear park with pedestrian/bicycle paths and a possible para-exercise course within its right-of-way. This network will also link with the Springbrook Arroyo and Box Springs Mountain Regional Park.

Open Space for Local Employees

An expansion of the Open Space concept for the project area includes the opportunity to promote small private park-like amenities within individual projects. This will enhance development activities. These on-site open spaces should be strategically located, offering maximum convenience to employees. These open spaces should offer an inviting space for employees to eat lunch, or use it during break periods for rest and relaxation. Ample landscaping, seating areas and possible pull-in facilities for catering vehicles could be included in the Open Space program. Local employee open space is strongly encouraged for development projects exceeding 250 employees or 15 acres.

2. DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

The Development Standards and Design Guidelines for the Hunter Business Park Specific Plan consist of two sub-sections:

1. Permitted Uses - an outline of typical uses permitted in each land use district. These uses are consistent with the existing zoning of each area.
2. Development Standards and Design Guidelines - special design considerations which are not addressed in the Riverside Municipal Code.

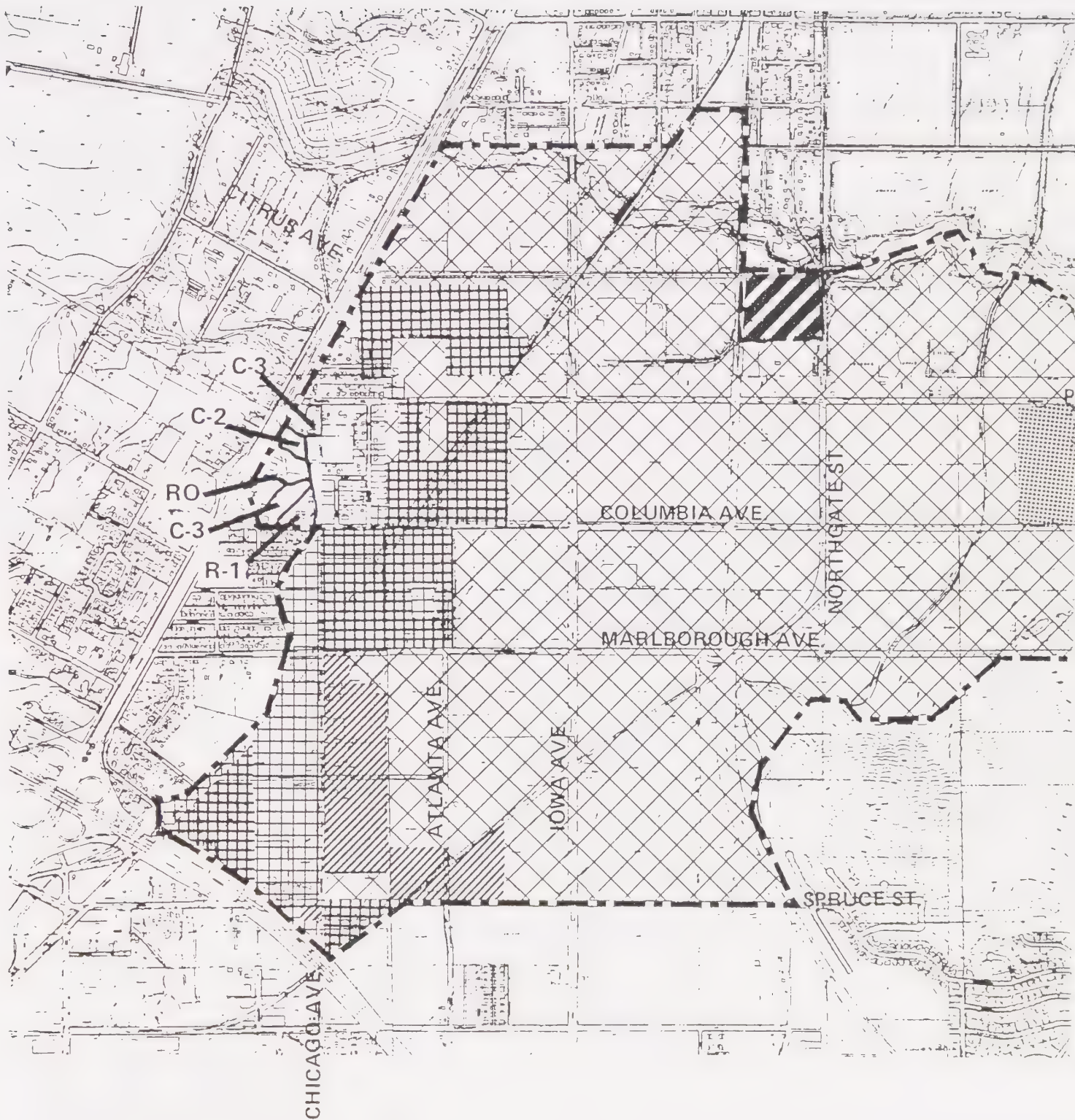
The standards and guidelines have evolved from consideration of goals and objectives for Hunter Business Park, analysis of existing conditions, and consideration of the Industrial Market Analysis and Economic Development Strategy for Riverside prepared by Williams Kuebelbeck & Associates.

These standards, together with current city zoning standards set forth in Title 19 of the Riverside Municipal Code, are intended to implement the Hunter Business Park Specific Plan. They are intended to be utilized by the City, developer and builder to insure that the proposed development will proceed in an efficient and coordinated manner, to create a high quality industrial area. The standards and guidelines are designed to be compatible with the three major land use districts in the area.

Permitted Uses

The proposed Land Use Districts discussed in Chapter One define a generalized land use character for each of the three districts in the Hunter Business Park area. These three districts are the General Industrial District, the Garden Industrial District and the Industrial Park District.

Within each of the three land use districts, Title 19 of the Riverside Municipal Code permits or prohibits certain uses in certain zones. Exhibit 17: Generalized Existing Zoning illustrates the existing zoning in the area. The zones which exist in each district are as follows:



HUNTER BUSINESS PARK
SPECIFIC PLAN
CITY OF RIVERSIDE, CALIFORNIA

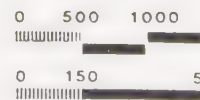
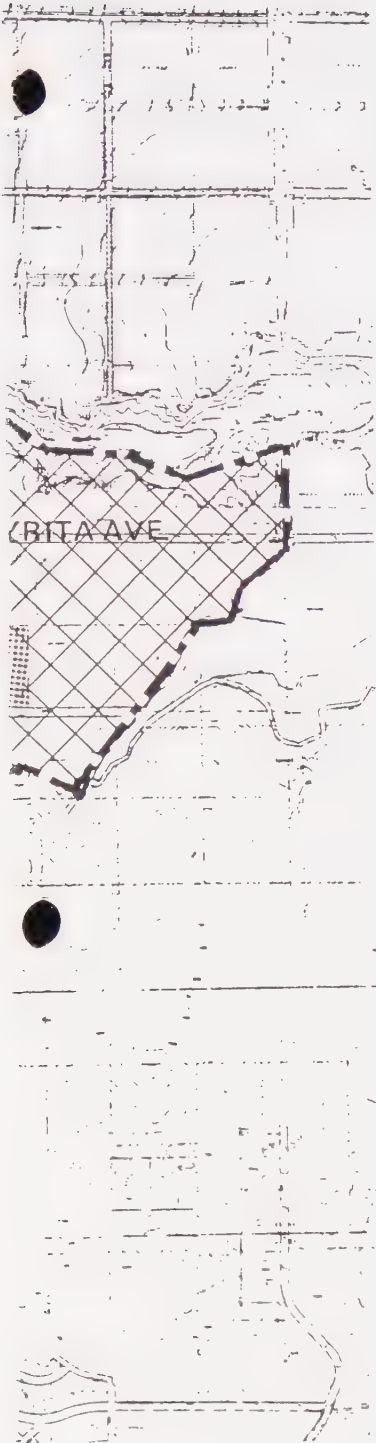


EXHIBIT 17: EXISTING ZONING



SINGLE FAMILY RESIDENTIAL (R-1-65)



RESTRICTED OFFICE (R-O)



RESTRICTED COMMERCIAL (C-2)



GENERAL COMMERCIAL (C-3)



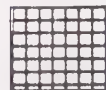
MANUFACTURING PARK (M-P)



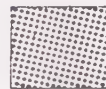
MANUFACTURING /BUSINESS PARK (M-P/B-P)



LIGHT MANUFACTURING (M-1)



GENERAL MANUFACTURING (M-2)



AGRICULTURAL PRESERVE (WILLIAMSON ACT) (RA-5)*



OUT PARCEL



PROJECT AREA BOUNDARY

* Future Industrial Development Area



General Industrial District

The General Industrial District is primarily zoned for Manufacturing Park (MP), Light Manufacturing (M-1), and General Manufacturing (M-2) uses. There are several small areas zoned for Restricted commercial (C-2), General Commercial (C-3), Restricted Office (R-O) and Residential (R-1). In addition, a Business Park (BP) combining zone exists in certain parts of this district. In the case of this district, this zone combines with an MP zone to permit a limited range of retail commercial uses having a close association with, providing convenience to, or which are compatible with office, wholesale, warehousing and manufacturing uses permitted in these zones.

Garden Industrial District

The Garden Industrial District is zoned only for Manufacturing Park (MP) uses.

Industrial Park District

The Industrial Park District is zoned for Manufacturing Park (MP) uses with a residential (R-1) infill area north of the Springbrook arroyo.

The uses which are permitted within the zones of the district establish the land use character of the district. Because there are a number of different zones in the General Industrial District, this district will be characterized by a wide variety of uses and use types. Both the Garden Industrial and Industrial Park Districts have the same zoning, Manufacturing Park (MP), thus their uses will be similar and the character of these areas will be determined by factors other than land use. These factors include minimum parcel size, which is 5 acres in the Industrial Park district, hence attracting large users and creating an industrial park atmosphere.

Title 19 of the Riverside Municipal Code prevails in all land use decisions for the Hunter Business Park Specific Plan area. The Specific Plan cannot permit any uses in the area which are prohibited by Title 19. The Specific Plan can, however, be more restrictive than Title 19 and prohibit uses which would normally be permitted under the existing zoning. Thus, the Specific Plan is a tool for establishing the desired land use and development character for each district.

Table 2, the Land Use Matrix, on the following page, uses the three land use districts and the existing district zoning to identify the uses which are permitted within the Specific Plan area.

Permitted
Uses

Uses permitted within each district are those permitted by Title 19 of the Riverside Municipal Code with some limitations and restrictions as provided for in this Specific Plan document. These uses are indicated by a "P" in Table 2: Land Use Matrix.

All uses permitted within Hunter Business Park are uses permitted in the area by Title 19 of the Riverside Municipal Code. The Specific Plan shall not permit any uses in the Hunter Business Park area which are not presently permitted under Title 19. The Hunter Business Park Specific Plan may, however, be more restrictive in these districts and prohibit uses which are permitted by Title 19.

Conditional
Use

Conditional uses are those land uses which are deemed to possess location, use, building, or traffic characteristics of such unique and special form as to make impractical or undesirable their automatic inclusion as permitted uses in certain zones. Development projects requiring a Conditional Use Permit shall be required to comply with the regulations of Section 19.64.010 of Title 19 of the Riverside Municipal Code. The Planning Commission shall make the following findings before the granting a Conditional Use Permit:

1. That the proposed use will comply with the purposes of the General Land Use designation in which it is located including all provisions of the General Plan and Specific Plan, if applicable.
2. That the proposed use, together with conditions applicable thereto, will not be detrimental to the public health, safety and welfare or injurious to properties or improvements in the area.

These uses are indicated by a "CUP" in Table 2: Land Use Matrix.

Use
Restrictions

The following restriction shall apply to all properties in the Specific Plan area:

1. No uses shall be permitted which will emit any offensive odor, dust, noxious gas, noise, vibration, smoke, heat, or glare beyond the parcel wherein such use is located. All uses shall comply with standards of performance, Section 19.46.120 a-n of Title 19 Riverside Municipal Code.

Definitions

The permitted uses shown in Table 2 are defined as follows:

Industrial/Manufacturing/Wholesale

Industrial uses include the manufacture, assembly, fabrication, warehousing and wholesale distribution of goods.

Wholesale distribution - Activities include, but are not limited to, the distribution of goods in large quantities for resale.

Warehousing/Storage - Activities include the storage of goods in a space specifically intended for this purpose.

Manufacturing - Activities typically include, but are not limited to, the assembly fabrication or manufacturing of furniture, food products, garments, signage, electrical appliances and toys. (The manufacturing of fish, meat, sauerkraut, vinegar and yeast products and the rendering or refining of fats and oils is prohibited.)

Research and Development - Activities typically include, but are not limited to, scientific research and theoretical studies and investigations, including the fabrication and testing of prototypes, and the performance of environmental tests, and related activities, by or under the supervision of professional scientists and highly trained specialists in the field of physical, economic, or social research.

Publishing and Printing

Office

Administrative and Office: Activities typically include, but are not limited to, professional, executive, management, or administrative uses of private, profit-oriented firms other than public utility firms. Uses typically include, but are not limited to, administrative, legal, medical, financial and insurance offices, and architectural firms. Any drive-up service is specifically excluded.

Retail

Building Supplies and Sales: Activities typically include, but are not limited to, the retail sale or rental, from the premises, of goods and equipment, including paint, glass, hardware, fixtures, electrical supplies and lumber, and hardware stores and may have outdoor storage where allowed.

Business Supply Retail: Activities typically include, but are not limited to, retail sales, rental, or repair from the premises, of office equipment, office supplies and similar office goods, primarily to firms and other organizations utilizing the goods, rather than to individuals. They exclude the sale or rental of motor vehicles and the sale of materials used in construction of buildings or other structures.

Convenience Sales: Activities typically include, but are not limited to, the retail sales from the establishments or places of business primarily engaged in the provision of frequently or recurrently needed small personal convenience items. These include various general retail sales and personal services of an appropriate size and scale to meet the above criteria. Uses typically includes, but are not limited to, beauty and barber shops, apparel laundering and dry cleaning establishments, and neighborhood grocery stores.

Eating and Drinking Establishments: Activities typically include, but are not limited to, establishments or places of business primarily engaged in the sale of prepared foods and beverages for on-premise consumption. Typical uses include restaurants and short order eating places or bars, excluding free standing fast food type services.

Service

Automotive Rental: Activities typically include, but are not limited to, the rental, from the premise, of motor vehicles. Uses typically include, but are not limited to, car rental agencies.

Automotive Service Station: Activities typically include, but are not limited to, the sale from the premises of goods and the provision of services normally required in the day-to-day operation of motor vehicles, including the principal sale of petroleum products, the incidental sale of tires, batteries, replacement items, lubricating services, and the performance of minor repairs, such as tune-ups, tire changes and brake work.

Building Maintenance Services: Activities typically include, but are not limited to, maintenance and custodial services, window cleaning services, disinfecting and exterminating services, and janitorial services.

Business Support Services: Activities typically include, but are not limited to, firms rather than individuals engaged in the provision of services of a clerical, employment, protective, or minor processing

nature, including multi-copy and blue-print services. They exclude the printing of books, other than pamphlets and small reports for another firm, and where the storage of goods other than samples is prohibited. Typical uses include secretarial services, telephone answering services, and blueprint services.

Heavy Equipment Sales and Rental: Activities include, but are not limited to, the sale or rental from the premises of heavy construction equipment, trucks, and farm equipment together with maintenance. Uses typically include, but are not limited to, heavy trucks and construction equipment dealers.

Medical/Health Care Services: Activities typically include, but are not limited to, establishments primarily engaged in the provision of personal health services including prevention, diagnosis and treatment or rehabilitation services provided by physicians, dentists, nurses and other health personnel as well as the provision of medical testing and analysis services, but excludes those classified as any public use type. Typical uses include medical offices, dental laboratories and fitness or wellness clinics.

Personal Services: Activities typically include, but are not limited to, information, instruction and similar services of a personal nature. Uses typically include, but are not limited to, driving schools, day care facilities, travel bureaus, and photography studios.

Recreational Facilities: Activities typically include, but are not limited to, sports performed, either indoor or outdoor, which require a facility for conducting the recreational activity. Uses typically include, but are not limited to, tennis courts, sports fields, and golf courses.

Repair Services: Activities typically include, but are not limited to repair services involving articles such as upholstery, furniture, and large electrical appliance.

Civic/Public Use

Public use types include the performance of utility, educational, recreational, cultural, medical protective, governmental, and other uses which are strongly vested with public or social importance.

Civic Services - Activities typically include, but are not limited to, management or administrative services performed by public, quasi-public, and public, governmental or utility administrative

offices. Uses typically include, but are not limited to, public parks and open space areas of an active or passive character, playgrounds, playing fields, and community halls.

Utility Facilities/Services - Activities typically include, but are not limited to, those performed by public agencies which are strongly vested in the public interest.

Prohibited Uses

Uses prohibited within Hunter Business Park are: automobile impound yards (M-1); feed and fuel yards (M-1), and poultry and rabbit killing (M-1).

No commercial uses shall be permitted on Iowa Avenue.

Development Standards

Development Standards for Hunter Business Park are intended to define and emphasize the uniqueness of the project area and to establish a quality level of development. This will be accomplished by providing a framework of continuity and consistency through the development.

The development of each parcel within Hunter Business Park is controlled and restricted by these Development Standards and Design Guidelines and must also meet all requirements of the City of Riverside as well as applicable governmental codes and regulations.

The development standards for the Hunter Business Park area address general provisions which include:

- o Lot standards
- o Utility service
- o Building Material Requirements
- o Signs
- o Circulation
- o Design Review

1.0 General Provisions

The purpose of standards within General Provisions is to establish minimum standards regulating specific details in the development of any project within the Hunter Business Park area.

1.1 Lot Standards

The purpose of lot standards is to establish adequate development sites so that appropriate site planning criteria (i.e. parking, ingress and egress) is feasible. Table 2: Land Use Matrix also summarizes the lot standards for the three land use districts.

Minimum parcel size shall be one (1) acre in the General Industrial and Garden Industrial Districts.

Minimum parcel size shall be five (5) acres in the Industrial Park District.

Minimum Lot Width

Minimum lot width shall be 140 feet in the General Industrial and Garden Industrial Districts, and 300 feet in the Industrial Park District.

Building Site Coverage

Building site coverage shall not exceed fifty (50) percent in all districts.

Building Height

Maximum building heights shall be as defined for each parcel in the General Industrial District per the existing zoning district (Title 19- Riverside Municipal Code). Maximum building heights shall be 45' in the Garden Industrial and Industrial Park Districts.

Building Setbacks

Front - All parcels fronting on a major arterial or secondary collector shall have an average setback of fifty (50) feet from the right-of-way with a minimum setback of forty (40) feet from the right-of-way;

Side and Rear - Minimum of twenty (20) feet except where a setback area abuts a major arterial or secondary collector, in which case front setbacks prevail.

The development standards for the existing zoning districts apply to all other parcels adjacent to interior streets in their entirety.

Parking Setbacks

Parking setbacks from major arterials and secondary collectors shall be 20 feet from the right-of-way. A 40 foot minimum landscaped setback shall be required adjacent to the Columbia Avenue Loop Road, east of Iowa Avenue. The parking setback shall be considered part of the total building setback-provided that the average building setback is maintained according to the street classification.

Tenancy

Multiple tenant parcels shall be permitted in the General Industrial and Garden Industrial Districts. Single tenant parcels shall be encouraged in the Industrial Park District.

1.2 Building Materials

The use of prefab (corrugated metal) all metal steel and/or metal curtain wall for sheathing of buildings shall be prohibited from the Hunter Business Park Specific Plan boundaries. This does not preclude the use of metal detail as part of architecturally designed buildings. (An example of this would be "Corten" steel, a steel which is designed so the outside surface oxidizes).

1.3 Signs

Signage shall follow the requirements set forth in Chapter 19.76 of Title 19 of the Riverside Municipal Code.

1.4 Utilities

The purpose of the utility service standard is for the efficient distribution of utilities designed to be compatible with the surrounding environment. The following shall apply to the Hunter Business Park Specific Plan area:

- o All existing and new utilities 12kv or less within the project area along adjacent major arterials (Columbia, Iowa, Marlborough and Spruce Avenues) shall be installed underground. Funding for the undergrounding of these lines shall be accomplished by means of

an assessment district as provided for in Chapter 3: Implementation. All 69kv lines are required to remain above ground. Other lines on the 69kv poles shall be undergrounded.

1.5 Circulation

Access

Circulation standards are intended to assure the effectiveness, capacity and safety of the roadways.

- o Access to arterials shall be granted to parcels, but will be limited to one access point per 300 feet of frontage for parcels with greater than 300 feet of frontage, or one access point per parcel with less than 300 feet of frontage. For example, for 250 feet of frontage, one access point shall be permitted; for 750 feet of frontage, two access points shall be permitted.
- o No development shall be permitted on parcels without improved street access. For purpose of this standard, a street is a maintained public street or alley. A private street is subject to the approval of the City Engineer and Public Works Director.
- o Access points, wherever possible, shall be located a minimum of 200 feet from the back of curb returns at intersections, on four (4) lane or wider roads.

Right-of-way

- o Dedication of the right-of-way, as shown on the City's Circulation/ Transportation Planned Street Lines or in this Specific Plan, shall be required as a condition of approval for all development.

Local Streets

Local streets, within the project area, shall connect planning areas with the arterial roadways. Local streets within the project area shall have a sixty-six (66) foot (secondary) right-of-way. Planned local streets shall provide a minimum of two 14 foot travel lanes (one each direction) and on-street parking opportunities. The required local street pattern shall allow the maximum flexibility to each arterial traffic flow. The pattern of local streets developed for the project area shall recognize the following:

- o Streets shall be provided along property lines where possible.
- o Local streets shall be planned to relieve traffic demand on arterials either by providing parallel routes or by local streets only feeding arterial streets.

The need for precise location, design, and the geometrics of local streets shall be submitted for approval at the time development is proposed. Such review shall be based upon the adopted Public Works Engineering/Design Standards.

Private Streets

Private streets may be desirable in new developments where they would enhance property identification, provide for control of access and where special overall design concepts may be involved. To insure that private streets are constructed in a manner which will not create emergency access hazards or future maintenance problems, the following shall be applied to approvals:

- o Private streets shall be limited to cul-de-sacs and to minor local streets not carrying through traffic.
- o Private streets shall be permitted only when access is provided from a public right-of-way.
- o An irrevocable offer of dedication shall be required of the developer at his expense prior to recordation.
- o The design of all private streets shall be adopted to City Engineering Design Standards. The construction of private streets will require a permit for encroachment onto a public right-of-way.

Pedestrian access within Hunter Business Park shall be constructed in accordance with the following policies:

- o Walkways within public street right-of-ways shall be to City Engineering's standards and shall be located as provided for in the typical street cross sections (refer to Exhibit 7: Roadway Section).
- o Internal walkways shall be separated from vehicular drives with a curb, berm or other appropriate means, and shall connect at safe and convenient points with sidewalks and street crossings within public rights-of-way.
- o Pedestrian walkways shall directly link each building in the development project with parking areas, other buildings, and off-site areas.

1.6 Design Review

The design review procedures set forth in Title 19 of the Riverside Municipal Code (Chapter 19.62) shall apply to all commercial, office, and industrial properties in the Hunter Business Park Specific Plan Area.

Design Guidelines

The Design Guidelines for Hunter Business Park and individual parcels will help insure the implementation of a quality development and maintain the concept of a strong master-planned Industrial community.

1.0 Architectural Concept

The architecture of Hunter Business Park shall possess an underlying compatibility among the various buildings through the use of harmonious materials, finishes, and colors while promoting individual expression and identity. The architectural style shall be in the contemporary vocabulary. All buildings shall project simplicity while contrasting the solid mass elements with the elements of the glazing and openings. These comprise minimum architectural standards. Innovative design and the use of higher quality materials are encouraged.

2.0 Landscape Concept

The basic objective of the Landscape Concept is to create a strong sense of project identity throughout the Hunter Business Park Plan Area.

The intent of the Landscape Concept is to establish a park-like setting which creates not only a strong landscape framework for the buildings, but also provides a pleasant pedestrian circulation system along the major Gateway Streets. The Hunter Business Park Landscape Concept separates and defines three basic landscape zones:

1. Monument Entrances/Gateway Streets
2. Hierarchy of Streetscape Treatment and
3. Individual Interior Parcels.

The selection of plant materials shall be made with water conservation and low maintenance characteristics as considerations.

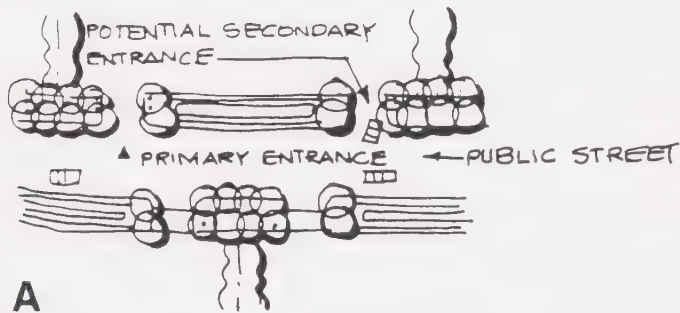
The aesthetic qualities of landscaping and plant material shall blend with the native plant material in the area especially at the edges of the project adjacent to Box Springs Mountain Regional Park.

Specific Landscape Design Criteria are presented in Section 4.0.

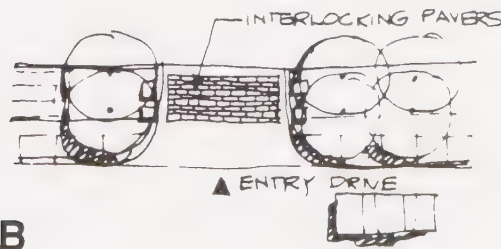
3.0 Site Planning Concepts

3.1 Entry Drives

1. Each parcel shall have at least one primary entry drive. The concept of this primary entrance point is to provide consistent formal plantings for trees of an evergreen variety. (See Diagram A).

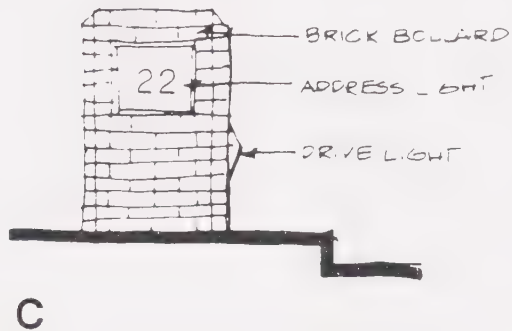


2. Most parcels will have an opportunity for a secondary entry. Secondary entries are subject to approval by the City of Riverside Public Works Department and shall be reviewed on an individual basis at the time of site design. This additional entrance shall include plantings of deciduous trees.
3. Entry drive materials shall consist of natural color concrete bands, and an infill of special paving. (See Diagram B).



4. Protected lighted bollards or other low height light sources shall be installed along both sides of each primary driveway entrance.

5. Bollards shall be installed on private property only.
6. Bollards shall be constructed consistent with the building's architectural theme. (See Diagram C).



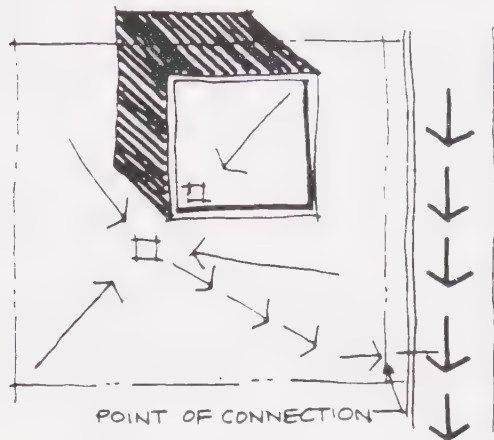
3.2 Parking

1. Parking requirements for layouts, sizes, and ratios shall comply with Chapter 19.74 Title 19 Zoning: Riverside Municipal Code.

3.3 Grading and Drainage

1. Grading: Grading design shall reinforce the architectural and landscape design in the following ways:
 - A. Assist in screening, parking, loading, and service areas.
 - B. Reduce the perception of height and mass of large buildings.

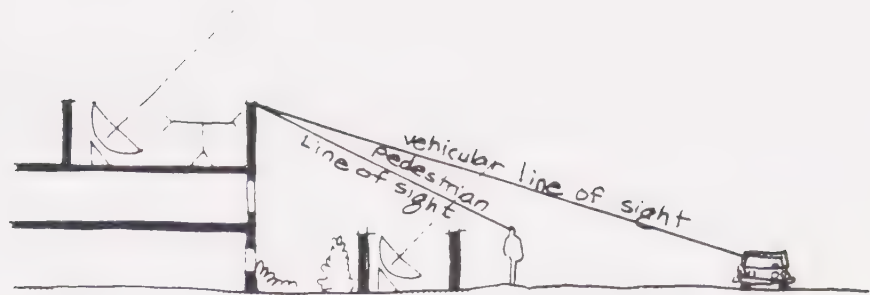
2. Drainage: Drainage of surface parking parcels and roof areas shall terminate at an underground storm drain system or approved street flow system. (See Diagram D).



D

3.4 Utilities and Communication Devices

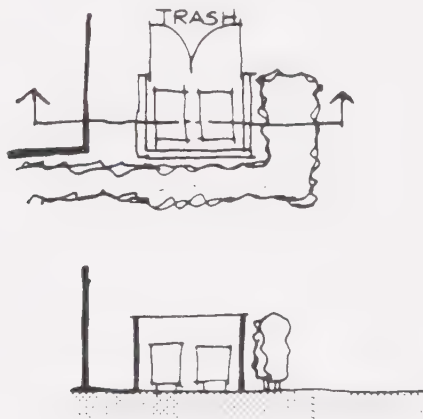
1. All utilities shall be installed and maintained underground.
2. Utilities shall be designed and installed to minimize disruption of off-site activity during construction.
3. Temporary overhead power and telephone facilities shall be permitted only during construction.
4. Any device for transmission or reception of communication signals shall be screened with the same material and finishes as utilized in the building.
 - A. Rooftop devices shall not extend above the building's highest architectural element or be visible within a horizontal line of sight from any major arterial or secondary collector. (See Diagram E).
 - B. Ground-mounted devices shall be screened from view from adjacent streets and property with the same material and finishes as the adjacent buildings. (See Diagram F).



E

3.5 Trash and Transformers

1. Outdoor trash areas shall be visually screened by a minimum 6 foot high, noncombustible enclosure constructed of the same materials and finishes as the adjacent building. (See Diagram F).



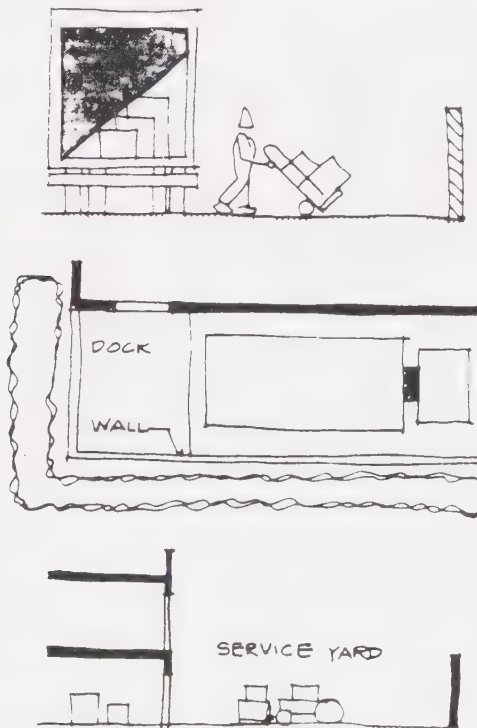
F

2. Trash enclosures shall be designed and located so as not to be highly visible from adjacent streets and property.
3. Transformers and emergency generators, where required, shall be screened by walls or dense landscaping.
4. Above ground transformers and trash enclosures shall not be permitted within the "front" streetside building setback. Transformers located in the "front" streetside setback shall be underground.
5. Above-ground switching devices, installed as a part of the backbone utility system, shall be screened from view from

adjacent streets by shrub elements as provided for in the streetscape design and shall not be permitted in the "front" streetside setback.

3.6 Service and Delivery Areas

1. Loading docks and service delivery areas, where provided, shall be screened, recessed, and/or enclosed so as not to be visible from adjacent streets. (See Diagram G).



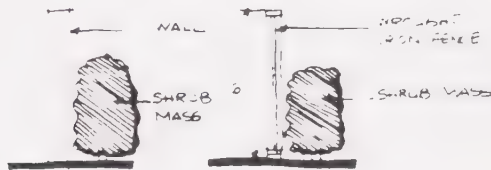
G

2. Service and delivery enclosures shall be a minimum of 8 feet high, noncombustible, and constructed of the same materials and finishes as the adjacent building.
3. The use of additional landscape materials to augment the enclosure walls shall be strongly encouraged.
4. No materials, supplies, or equipment, including company owned or operated trucks, shall be stored in any area on a site except inside a closed building or behind a visual barrier.

3.7 Walls/Fences

Walls/fences are to be utilized for either landscape design elements or to create visual barriers for screening purposes as outlined in 3.6 above.

1. Walls or fences shall be required as a means of screening when landscaping materials alone are insufficient. (See Diagram H).



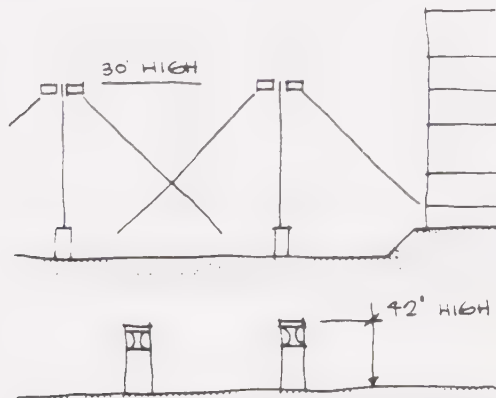
H

2. Solid walls and fences required for screening, loading and outdoor storage areas shall be at least six (6) feet high with a maximum of twelve (12) feet high.
3. Walls constructed within the required front setback areas shall not exceed three (3) feet in height.
4. Walls shall be constructed of masonry or concrete materials consistent with, and complementary to, the building architecture.
5. Chain link fencing shall not be permitted except along railroad right-of-ways. In this case, the chain link fence shall be screened with landscaping.
6. Walls or fences shall not be required between separate lots unless deemed necessary for security or screening purposes. Such walls located on property lines between lots shall not exceed six (6) feet in height.

3.8 Lighting

1. Lighting shall be used to provide illumination for security and safety of parking, loading, and access areas.
2. All lighting shall be shielded (cut off) to keep light spread within the site boundaries.

3. Pole light fixtures in parking areas shall not exceed thirty (30) feet in height. (See Diagram I).



I

4. Bollard-type lights shall be encouraged for on-site lighting of pedestrian walkways. If the bollard is constructed of a solid material, the maximum height shall be 36". If one-quarter of the bollard is open, the maximum height shall be 48".

Bollards shall not encroach on the street right-of-way. (See Diagram I).

5. Security light fixtures shall not project above the fascia or roofline of the building.

3.9 Rail Service

Rail service is an important asset of the industrial park. Therefore, uses which are dependent upon such rail service shall comply with the following standards:

1. The easement width for a single rail track spurline shall be 26 feet. Easement width for a double rail track spurline shall be 41 feet.
2. The rail spur track and the nearby street elevation shall have approximately the same elevation.
3. Spur trackage shall not be permitted along any building frontage and shall be confined to the rear and sides of any buildings served.

4. At grade spur trackage, crossings shall be avoided, if possible.
5. All rail crossings and any spur construction must be approved by the affected railroad and the Public Utilities Commission.

4.0 Landscape Design Criteria

The landscape concept establishes three basic landscape zones:

- o Monument Entry/Gateway Streets
- o Streetscape Zone
- o Individual Interior Parcel Zone

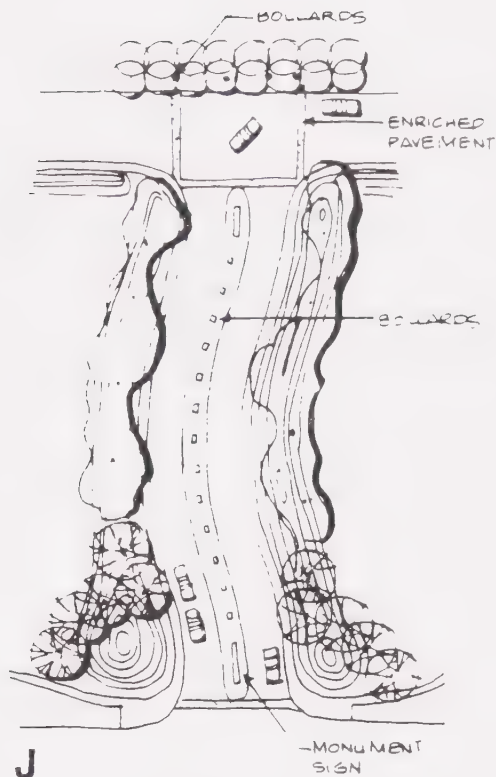
The following landscape design criteria defines the overall planting, paving (hardscape), lighting, and graphic concepts. Individual owners are allowed the flexibility to express their own design within the framework of this criteria.

4.1 Monument Entry/Gateway Streets Zone

The Entry Zone sets the image for Hunter Business Park and occurs at the major entrances off Columbia Avenue and Spruce Street. The landscape character shall consist primarily of turf, a backdrop of evergreen trees, and an accent element consisting of deciduous trees. Architectural elements such as walls and bollards will be constructed of a brick or masonry material and utilized throughout the project as unifying elements. Project monument signs are integrated in these elements and will be constructed of the same material. (See Diagram J).



J

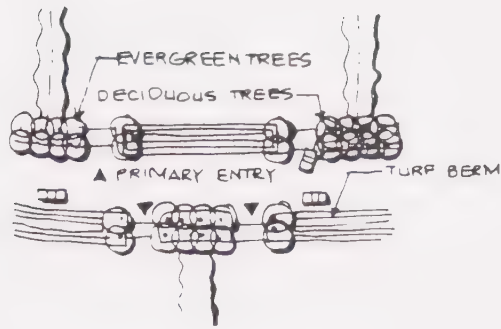


4.2

Streetscape Zone

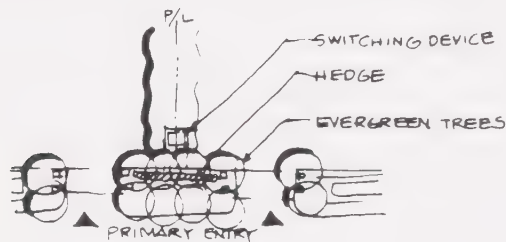
The Streetscape Zone is the primary landscape framework of the project and is intended to visually bind the project together. This zone consists of three components: Streetscape, Primary Driveway, and Secondary Driveway.

1. The Streetscape component consists of a continuous turf-bermed edge (along Columbia Avenue Loop Road) and a consistent tree pattern of palms with alternating evergreen trees. It is intended that visual corridors are kept open at the central portion of each parcel to maximize the view of each building with concentration of formal tree statements identifying the entry points to each parcel near the side parcel lines. A continuous 6-foot walkway at the curb shall be constructed on both sides of the loop road (Refer to Exhibit 7: Columbia Loop Road Special Section) and will connect to the entry zones and the industrial sites. A continuous 6-foot walkway at the curb shall be constructed on both sides of Iowa Avenue. (See Diagram K).



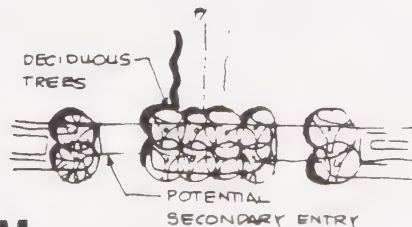
K

2. The Primary Driveway location shall be identified by a geometric tree pattern of an evergreen variety and accented by enriched paving and lighted bollards. The entry shall also incorporate the parcel address number. (See Diagram L).



L

3. The Secondary Driveway location shall be identified by similar elements with the exception of the tree species, which shall be of a deciduous variety. (See Diagram M).



M

4.3 Individual Interior Parcel Zone

Individual Interior Parcel Zones consist of three primary components:

- o Property Line Planting

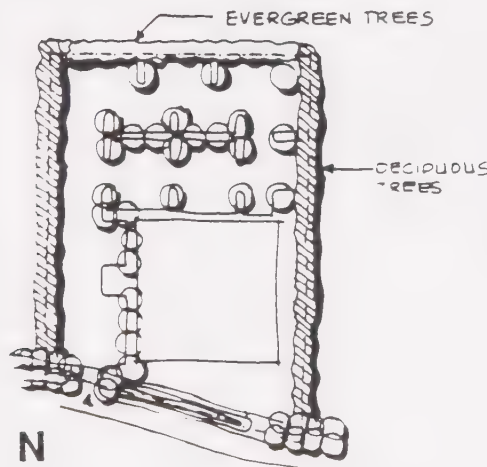
- o Parking Lot Planting
- o Building Perimeter Planting.

It is intended that individual owners have the flexibility to express their own landscape design concepts by being consistent with the overall landscape concept.

1. Property line planting:

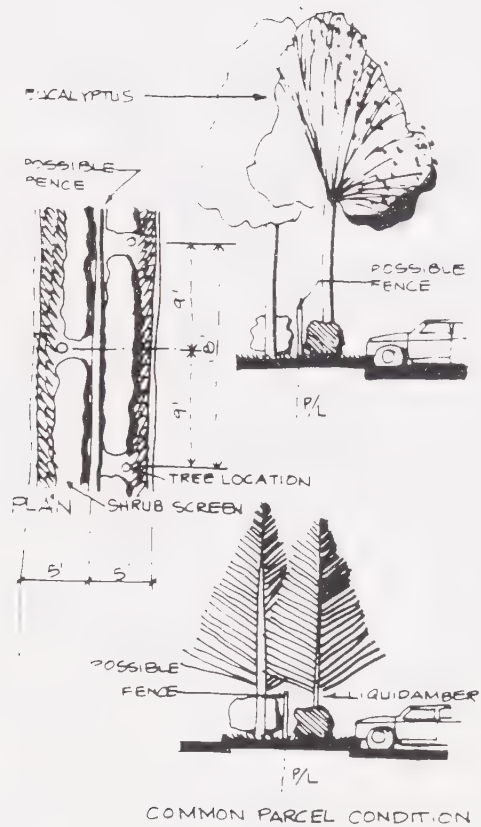
Property line trees are intended to work as "hedge-row" framing elements and shall be vertical evergreens.

Screening shrubs and ground cover along side property lines shall be evergreen flowering varieties with an optimum, non trimmed height for the shrubs of 6 to 7 feet. Shrubs shall be a maximum of 3 feet high within 25 feet of driveways for safe visibility. Special consideration shall be given to screening parked automobiles from adjacent properties. (See Diagram N).



2. Parking lot planting:

Parking lot trees shall shade the parking area, and break up the visual mass of the parking lot. These trees shall be located predominantly in islands and planters and shall have low ground cover throughout with shrub screening at the end bays of each island. (See Diagram O).



O

3. Building Perimeter Planting:

Planting around building perimeters is intended to be colorful and more highly accented. Trees and shrubs shall have either

colorful foliage or flowering characteristics except where restrictive areas require a more vertical species. Major building features shall utilize more intense plantings of colored ground cover and shrubs. Vines shall be encouraged at larger wall massings and at loading and trash screen walls. (See Diagram P).

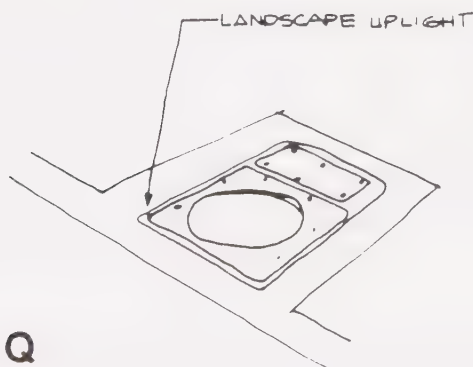


P

4. Landscape Lighting:

Landscape lighting, with no visible light source, may be used for accenting the following conditions:

- o Shrub masses
- o Focal elements
- o Trees (up-lights) (See Diagram Q).

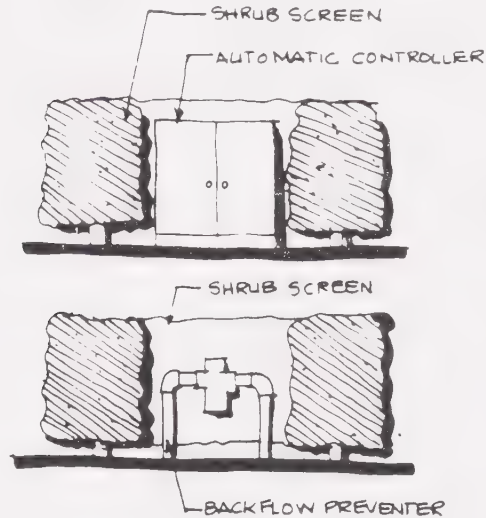


Q

5. Irrigation:

- A. All irrigation systems shall be fully automatic.
- B. Low-volume irrigation equipment shall be required for all planted areas within the individual sites.

- C. Irrigation water shall not overthrow onto walks, common areas, or onto any architectural walls.
- D. Utility cabinets and irrigation hardware shall be screened by evergreen shrubs. (See Diagram R).



R

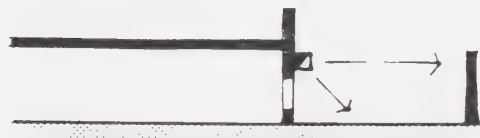
5.0 Architectural Design Criteria

5.1 Roofs

1. All rooftop equipment or devices including vents, louvers, hoods, and mechanical equipment shall be painted to match the building color.
2. Roof-mounted mechanical equipment shall not extend above the highest architectural element or be mounted on any exterior building elevation. No such equipment shall be visible from the public right-of-way.
3. Any screening device shall be constructed of the same materials as the supporting building or closely matching materials.

5.2 Exterior Building Lighting

1. Exterior building lighting shall be used to reinforce the architectural design. Emphasis shall be placed on entries, landscaping elements, architectural features, etc.
2. Lighting shall be directed toward the building (wall wash), not adjacent properties. (See Diagram S).



EXTERIOR BUILDING LIGHTING

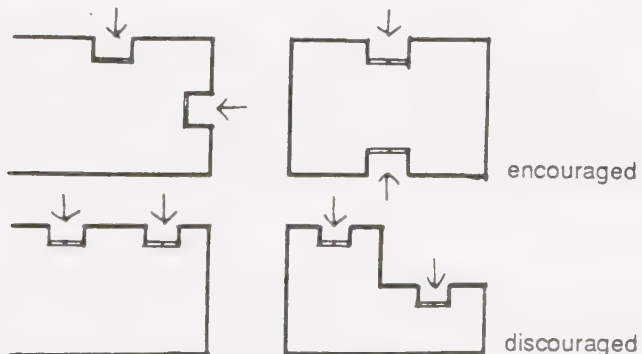
S

3. Service area lighting, if any, shall be contained within the service area and shall be a 90 degree cutoff-type fixture.

5.3 Building Entries

1. A minimum number of entry points shall be encouraged for each building. (See Diagram T).

ENTRY EXAMPLES:



T

3. IMPLEMENTATION

This section presents the funding sources and mechanisms available for implementing the capital improvements proposed in the Hunter Business Park Specific Plan.

The Hunter Business Park Specific Plan will be implemented through a combination of public and private actions and investments. The private sector will be responsible for on-site buildings, parking, landscaped areas, local employee open space and maintenance. Together, the public and/or private sectors will provide the infrastructure and other capital improvements of the plan. These include roads, water, sewer and storm drainage improvements, railroad crossing improvements, electrical undergrounding, public street lighting, public transportation, bicycle lanes, entry points, special intersections, special streetscapes, open space, public art and sculpture, street furniture, and maintenance.

A variety of funding sources are available for the implementation of the improvements proposed in the Hunter Business Park Specific Plan. These improvements fall into five main categories:

- o City of Riverside Capital Improvements Program
- o Agua Mansa Enterprise Zone
- o City of Riverside Redevelopment Funding
- o Reimbursement Districts
- o Assessment Districts

Each of these funding sources is briefly described below and is presented in greater detail in the Appendix.

City of Riverside Capital Improvements Program - The City of Riverside has a capital budget composed of funds from a variety of sources. All capital improvements must be approved as part of the city's annual budget. Some of the proposed capital improvements for Hunter Business Park may be funded in this manner.

State of California Enterprise Zone - Portions of subareas 1, 2, and 3 are within the Agua Mansa Enterprise Zone, designed to stimulate commercial and industrial development by the provision of state and local incentives, marketing, and economic assistance programs.

These funds are jointly administered by the state and local governments.

City of Riverside Community Redevelopment Funding - This funding mechanism allows for the utilization of tax increment financing to fund a variety of planning, administrative, acquisition, and improvement activities. The major requirement for the establishment of a redevelopment project area is that the area be 80% developed. Portions of the project area, west of Iowa Avenue, fall into this category and may be eligible for redevelopment financing.

Reimbursement Districts - In the case of reimbursement districts, the developer enters into an agreement with the City whereby he will provide certain public improvements, at his expense, in the initial stages of the project. As further development occurs, the City will assess the new projects which benefit from the original public improvements and reimburse the original developer.

Assessment Districts - In the case of an assessment district, liens are taken out against the properties upon which capital improvements are proposed. The bonds are held against these properties. Funds from the bonds are used to construct the capital improvements. As development occurs, the developers are assessed to repay the debt on the bonds. There are three specific types of assessment districts. These are:

- o The 1911, 1913, and 1915 Acts
- o Mello-Roos
- o The Landscaping and Lighting Act

The 1911, 1913, and 1915 Acts operate similarly to the general description of assessment districts above.

The Mello-Roos provides for the establishment of a Community Facilities District to provide both public services and public capital facilities. Special taxes are levied against the area where the services and facilities are being provided.

The Landscaping and Lighting Act provides for the construction and planting of landscaping, lighting systems and materials, as well as the maintenance and operation costs for these elements within a specific district. Special assessments have been levied against the area where these improvements and maintainance occur.

Conclusion

Throughout this document, the problems of the Hunter Business Park Specific Plan area (underutilized land, inadequate infrastructure, poor circulation and access, and lack of an image) have been discussed. The Hunter Business Park Specific Plan addresses these problems and proposes a variety of improvements which the business owners in the area are eager to implement.

Upon approval of this plan by the Planning Commission and City Council, the Hunter Business Park Advisory Committee recommends, as the first step of the implementation of this Plan, the initiation of a feasibility study for the establishment of Hunter Business Park Assessment Districts to fund selected improvements within the Specific Plan area.

Implementation Matrix

Table 3: Implementation Matrix lists the capital improvements proposed in the Hunter Business Park Specific Plan, indicates whether each improvement is to be funded publicly, privately, or as a joint public/private venture, and presents the potential funding source(s) for these improvements. The cost of these capital improvements is provided, if available.

Table 3: Implementation Matrix

KEY

Pr-Private Sector Funding

Pu-Public Sector Funding

Pr/Pu-Joint Private/Public Funding

PROPOSED PLAN ELEMENT	RESPONSIBLE SECTOR	FINANCING SOURCE(S)
Roads		
- Traffic analysis	PU	City.
- Columbia Avenue loop road	PR/PU	City Capital Improvements Program; Reimbursement District; Assessment District.
- Iowa Avenue widening to 110'	PR/PU	Redevelopment Financing (north of Columbia); Reimbursement District; Assessment District.
- Spruce Street widening to 88'	PR/PU	Reimbursement District; Assessment District.
- Spruce Street link to Watkins Drive	PR/PU	Reimbursement District; Assessment District.
- Marlborough widening between Iowa and Chicago Avenues to 110'	PR/PU	Reimbursement District; Assessment District.
Water		
- 24" pipeline connecting to 1400 pressure zone; OR Booster station and 2 MG reservoir	PR/PU	Reimbursement District; Assessment District; Mello-Roos.
- 12" Water main extension	PR/PU	Reimbursement District; Assessment District; Mello-Roos.
- Water service analysis	PU	City.
Sewer		
- Columbia Avenue Trunk Line	PR/PU	Reimbursement District; Assessment District; some Redevelopment financing
- Local service lines (8" min.)	PR/PU	Reimbursement District; Assessment District; some Redevelopment financing; Mello-Roos (in certain areas).
Drainage		
- Master Plan Storm Drain	PU	Riverside County Flood Control construction/developer assessment.
Railroad (see Exhibit 12 for improve. no's)		
- Railroad Crossing Improvement 1	PU	City proposed improvement (1988).
- Railroad Crossing Improvement 2	PU	City proposed improvement (1988).
- Railroad Crossing Improvement 3	PU	Section 203 Federal Funding.
- Railroad Crossing Improvement 4	PU	City Capital Improvements Program.
- Railroad Crossing Improvement 5	PU	Section 203 Federal Funding.
- Railroad Crossing Improvement 6	PU	City Capital Improvements Program; Redevelopment.
- Railroad Crossing Improvement 7	PU	City Capital Improvements Program; Redevelopment.
- Railroad Crossing Improvement 8	PU	Section 203 Federal Funding; Redevelopment.
- Railroad Crossing Improvement 9	PU	City Capital Improvements Program; Redevelopment.
- Railroad Crossing Improvement 10	PU	Section 203 Federal Funding.
- Railroad Crossing Improvement 11	PU	Section 203 Federal Funding.
- Railroad Crossing Improvement 12	PU	City proposed improvement (1988).
- Railroad Crossing Improvement 13	PU	Section 203 Federal Funding.

Table 3: Implementation Matrix con.

Railroad Crossing Improvement 14	PU	Section 203 Federal Funding
Railroad Crossing Improvement 15	PU	Section 203 Federal Funding
Railroad Crossing Improvement 16	PU	Section 203 Federal Funding
Railroad Crossing Improvement 17	PU	Section 203 Federal Funding
Railroad Crossing Improvement 18	PU	Section 203 Federal Funding
Railroad Crossing Improvement 19	PU	Section 203 Federal Funding
Railroad Crossing Improvement 20	PU	Section 203 Federal Funding
Electrical Undergrounding		
Distribution lines not connected with 69 KV transmission lines	PR/PU	Assessment District; Redevelopment (in some areas).
Distribution lines connected with 69KV transmission lines	PR/PU	Assessment District; Redevelopment (in some areas).
69KV transmission lines	PR/PU	Assessment District; Redevelopment (in some areas).
Public Street Lighting		
Removal and installation	PR/PU	Assesment District; Landscaping and Lighting Act; Redevelopment (in certain areas).
Public Transportation		
Bus Stops	PU	Riverside Transit Authority; City Capital Improvements Program.
Addt1 Bus Route - Columbia Ave. Loop	PU	Riverside Transit Authority
Bicycle Lanes		
Columbia Ave. - both sides	PR/PU	Reimbursement District; Assessment District.
Iowa Avenue	PR/PU	Redevelopment (north of Columbia).
Gage Canal Bikeway	PR/PU	Reimbursement District; Assessment District.
Entry Points		
Columbia Avenue	PR/PU	City Capital Improvements Program; Landscaping and Lighting Act.
Iowa Avenue - north	PR/PU	Landscaping and Lighting Act; Redevelopment (north of Columbia).
Iowa Avenue - south	PR/PU	Landscaping and Lighting Act.
Spruce Street	PR/PU	Landscaping and Lighting Act.
Special Intersection		
Iowa Ave. and Columbia Loop Road	PR/PU	Redevelopment.
Special Streetscapes		
Spruce St. East of Iowa	PR/PU	Landscaping and Lighting Act;
Iowa Ave. between Spruce and arroyo	PR/PU	Landscaping and Lighting Act; Redevelopment (north of Columbia).
Columbia Loop Road east of Iowa	PR/PU	Landscaping and Lighting Act;
Columbia west of Iowa	PR/PU	Landscaping and Lighting Act;
Riverside Fwy. Landscape edge	PR/PU	Landscaping and Lighting Act; Redevelopment.

Table 3: Implementation Matrix con.				
Open Space				
- Hunter Hobby Park	PR/PU	Initial contribution from City; Mello-Roos.		
- Fitness Center Park	PR/PU	Public/Private Venture; Mello-Roos.		
Public Art/Sculpture				
	PR/PU	Developer Assessment (percentage for the arts); Local artists design.		
Street Furniture				
	PR/PU	City funding/Local Artists design		
Maintenance				
	PR/PU	Assessment District; some FAU funding for street maintenance; Mello-Roos (limited); Landscaping and Lighting Act.		
General Industrial District				
- Buildings	PR	Developer		
- Parking	PR	Developer		
- Landscaping	PR	Developer		
- Local Employee Open Space	PR	Developer		
- Maintenance	PR	Developer/Tenant Agreement		
Garden Industrial District				
- Buildings	PR	Developer		
- Parking	PR	Developer		
- Landscaping	PR	Developer		
- Local Employee Open Space	PR	Developer		
- Maintenance	PR	Developer/Tenant Agreement		
Industrial Park District				
- Buildings	PR	Developer		
- Parking	PR	Developer		
- Landscaping	PR	Developer		
- Local Employee Open Space	PR	Developer		
- Maintenance	PR	Developer/Tenant Agreement		

APPENDIX

APPENDIX

This Appendix presents a discussion of the potential funding sources available for the implementation of the Hunter Business Park Specific Plan . These funding sources are:

- o The Agua Mansa Enterprise Zone
- o City of Riverside Redevelopment Financing
- o Reimbursement Districts
- o Assessment Districts
 - 1911, 1913, and 1915 Acts
 - Mello-Roos
 - Landscaping and Lighting Act

Agua Mansa Enterprise Zone

The Riverside City Council authorized Riverside's participation in the Agua Mansa Enterprise Zone (AB 40) along with the counties of Riverside and San Bernardino and the Cities of Rialto and Colton.

The purpose of the zone is to stimulate commercial and industrial development, in part, by the provision of state and local incentives, marketing, and targeted economic development assistance programs.

State incentives provided by AB 40 for the enterprise zone include:

- o An employer tax credit for qualified wages
- o A deduction for net interest received
- o Net operating loss carry over for up to 15 years
- o Five percent income tax credit
- o Election to expense the cost of tangible, depreciable property
- o Credit against income taxes for amounts paid in sales taxes

Local incentives include:

- o Increased services

- o Low interest loans
- o Industrial development bonds
- o Special assessment districts

The Agua Mansa Enterprise zone encompasses only the western portion of the Specific Plan area. The area includes portions of Subarea 1, 2, and 3.

Community Redevelopment

The State Community Redevelopment law allows communities to utilize tax increment financing to carry out redevelopment activities, by applying tax increments obtained in the project area to finance planning, administrative, acquisition, and improvement activities. The Act permits a redevelopment agency to finance land acquisition for public purposes, construction of public facilities, such as roads, parks, and sewers, and administrative, legal, planning, and engineering costs related to the project. The redevelopment agency, established by the City Council, would designate a project area and would prepare a redevelopment plan. The agency, then would issue bonds to finance project area improvements and administrative costs and would supply the tax increments derived in the project area to pay the debt service on the bonds. Tax increments are those tax revenues received during the Base Year preceding adoption of a Redevelopment Plan.

In order for an area to be eligible for redevelopment financing, the area must be 80% developed. Due to the larger amount of existing development west of Iowa Avenue, portions of Existing Land Use Areas 2 and 3 may be eligible for inclusion in a redevelopment area.

Reimbursement Districts

Under Articles 5 and 6 of the California Subdivision Map Act (as amended in January 1987), fees can be collected to cover the costs of public improvements including roads, bridges, drainage and sanitary sewer facilities. Under these provisions, the City could enter into an agreement with the developer to reimburse him or her for that portion of improvement costs equal to the difference between the amount it would have cost the developer to install improvements to serve his or her property only and the actual cost of such improvements. The City would then reimburse the developer by

levying a charge on any real property similarly benefited or by establishing and maintaining a local benefit district to levy and collect charges or costs from other benefited properties. It is possible, under this approach, to defer payment of charges or costs by other benefited properties until such property is developed.

Assessment Districts

California law authorizes a variety of assessment procedures which could be employed to finance Industrial Area improvements. These assessment procedures potentially can be applied to finance construction of roads, grade-separated crossings, flood protection facilities, storm drainage facilities, and open space. They can also be used to provide maintenance service or other specialized services, such as transit.

In an Assessment District, the costs and expenses of the capital improvements are apportioned and spread against the benefited properties within boundaries of the designated Assessment District area. The costs and expenses of the district can be directly proportioned in accordance with the special and direct benefits that each parcel receives from the works of improvement. Assessment liens are taken against the property(ies) within the Assessment District and are financed through the issuance of bonds, payable over a period of years, thus providing the advantage to the property owners of a loan or deferred funding for the improvements.

Special Assessment Districts

The following are considered to be Special Assessment Districts which provide for a variety of clearly defined improvements. The use of the 1915 Bond Act is required in all three types of Special Assessment Districts to allow for the issuance of bonds.

1911, 1913, and 1915 Acts

Section 5101 of the Streets and Highways Code Improvement Act of 1911, Division 7 of the Code, sets out specifically the kind of work that is authorized for construction under Assessment District proceedings. The Municipal Improvement Act of 1913, Division 12 of said Code, incorporates this section and also allows the acquisition of those improvements that can be constructed. The list is extensive and the section should be analyzed to clearly understand the kinds of improvements authorized. A general classification of improvements

would include the following: Grading, sidewalks, sanitary sewers, drains, lighting, fire protection, flood protection, water supply, gas supply, retaining walls, ornamental vegetation and stabilization of land. Because of the overwhelming factor that relates to the cost of money, the majority of projects today are developed under the proceedings of the 1913 Act. Also because of the difficulty with issuance of bonds for large parcels under the 1911 Act in excess of \$50,000, it would be advantageous to use the 1915 Act bond process in conjunction with the 1913 Act. This would fit in with the concept of the larger parcels of undeveloped land that exist within the Specific Plan that may be included into an Assessment District and subdivided into smaller parcels for development and reduce the problem for the bonds.

Assessment District proceedings can be initiated by a petition of the property owners within the boundaries of the area to be designated for the Assessment District, or the legislative body can initiate by direct action without the necessity of a filed petition, for the proceedings to begin on an Assessment District. For legal reasons, it is necessary to comply with the steps and provisions of the "Special Assessment Investigation, Limited and Majority Protest Act of 1931." This is found within Division 4 of the Streets and Highways Code of the State of California. These proceedings can be undertaken by a legislative body to initiate the proceedings without the necessity of petitions. The 1931 Act also contains certain provisions and procedures for waiving the necessity of its steps.

Several roles need to be identified to develop the Assessment District. These roles involve design engineer, assessment engineer, bond counsel, financial consultant, and an underwriter. From this, one can see the importance of the determination by the people and/or owners within the Assessment District to concur with the process to proceed. Several proceedings must be followed precisely to complete the Assessment District Act as outlined within the code.

MELLO-ROOS

The Mello-Roos Community Facilities Act of 1982 is relatively new and provides for the establishment of a Community Facilities District as a governmental entity to be formed by local agencies for the purpose of providing certain designated additional public services. Also, it is empowered to finance a broad range of public capital facilities through the levy of special taxes against the area where the services and/or facilities are being provided. Bond authorization is

available for assisting in the financing of the public capital facilities, but is not available for financing any of the public services. Any authorization relating to the levy of the special tax and/or the bond authorization is subject to a favorable 2/3 vote of the qualified electorate of the Community Facilities District. The local agency can be defined as any city, county, special district, school district or joint powers entity. This law provides an alternate method of financing and is generally applicable for assistance in developing areas or areas undergoing rehabilitation. The district may include areas that are non-contiguous.

The Community Facilities District Act can provide both services and construction facilities. Examples of these are as follows:

Services - Police protection, fire protection, ambulance and paramedics, a recreation program, operation and maintenance of parks and parkways, flood and storm protection services including operation and maintenance. These services can only be provided to the extent they are in addition to those provided in the district before the district was created and the Act may not be used to replace existing services.

Public Capital Facilities-The law authorizes the purchase, construction, expansion or rehabilitation of any real or other tangible property within an estimated useful life of five years or longer which is deemed necessary to meet increased demands placed upon local agencies as a result of development or rehabilitation occurring within the district. The law sets forth a listing of specific, although not exclusive, authorizations as follows: Local park, recreation or parkway facilities, elementary and secondary school site structures, libraries, natural gas, telephone, and electrical facilities for new areas. The Act also indicates that governmental facilities, which the legislative body is authorized by law to construct, own and operate, may also be constructed through the Community Facilities District. The District is authorized to contract with the regulated public utility to provide these services any reimbursement that would be utilized as a credit against any special tax levy. The proceedings for establishing a Community Facilities District may be instituted at any time by a motion by a legislative body and the proceeding shall be initiated when any one of the following occurs: A written request for the establishment of a district signed by two members of the legislative body, a petition requesting the initiation of the proceedings signed by not less than 10% of the registered voters residing within the proposed district or by owners of not less than 10% of the area

proposed to be included within the district. The establishment of the district should include and describe the district boundaries of the territory proposed to be included and state the type of facilities and/or services to be provided.

THE LANDSCAPING AND LIGHTING ACT

The Landscaping and Lighting Act of 1972, added by the State Legislature in 1972 and included in the Streets and Highways Code beginning with Section 22500, allows for the construction and planting of landscaping, lighting systems and materials along with all ancillary items of work that are necessary for the performance of the landscaping or lighting.

The ancillary work that can be provided is quite diverse and can include full street improvements as an example. This Act allows for the construction and installation of all necessary improvements as well as the on-going cost of operation and maintenance. If it is used for construction activities, bonds may be issued under the Improvement Bond Act of 1915.

A district may be formed pursuant to this Act under the same general petition or counsel instituted actions as with other acts. The key feature with this act, however, is that it does allow for continued assessments for the maintenance and operation costs. An annual engineer's report is prepared in May of each year and presented to the legislative body. Subsequent to the public hearing held by the legislative body, assessments are confirmed and placed on the tax rolls for the following year for the cost of the operation and maintenance of the facility.



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